## Good Life, Great Service.

## **Real Estate Transfer Statement**

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

**FORM** 521

	The deed will not be rec	orded unless this statemen	t is signed and items 1-25 are accurately complete	d.
1 County Name	2 County Nur	nber	3 Date of Sale/Transfer 4 Date of Deed	11 2018
r	Select County & Cou	•		Day // Yr. 20/8
	dress, and Telephone (Please P	rint)	6 Grantee's Name, Address, and Telephone (Please Print Grantee's Name (Buyer)	)
Granteks Name (Selier	DUFFY		SHEILH West	
Street or Other Mailing			Street of Other Mailing Address	
City no iche	Rook State	Zin Code 68942	City RLEANS State	6876C
Phone Number		۵ -	Phone Number Is the grantee a 501 (c)(3) orgalist fives, is the grantee a 509(a)	
Email Address			Email Address	
7 Property Classifica	tion Number. Check one box in	categories A and B. Check C i	property is also a mobile home.	
(A) Status			Property Type	(C)
☐ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial	Industrial Agricultural Becreational	Mineral Interests-Nonproducing   State Assess     Mineral Interests-Producing   Exempt	ed Mobile Home
8 Type of Deed	Conservator	Distribution Lar	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Cemetery	Corrective Death Certificate - Transfer on	= =	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was the property po		nsfer Distribution Forecl	osure Irrevocable Trust Revocable Trust	Transfer on Death
part of an IRS like-k (I.R.C. § 1031 Exch)		Easement Gift	Life Estate	Trustee to Beneficiary
	No Court De		or Trust Partition Satisfaction of Contract	Other (Expiain)
Yes 11 Was ownership trans	sferred in full? (If No, explain the o	livision.)	12 Was real estate purchased for same use?	(If No, state the intended use.)
	_	_	tives? (If Yes, check the appropriate box.)	
☐ Yes	<del></del>			Other
	Brothers and Sisters	= '	and Grandchild Spouse	
14 Most is the ourrest of	Ex-spouse narket value of the real property?	Parents and Cl	ild Step-parent and Step-child Steps state the amount a	nd (ptoract rate )
7, 100.00			Yes No \$	ind interest rate.)
16 Does this conveyand	e divide a current parcel of land? No		17 Was transfer through a real estate agent or a title compa of the agent or title company contact.)	ny? (If Yes, include the name
18 Address of Property			19 Name and Address of Person to Whom the Tax Statemen	nt Should be Sent
250	West ST	tlest	SHELLA WEST	
18a 🔲 No address as	signed 18b 🔲 Vacant land	d	POBOXIUS ORLEGASIVE 68	9 P. C
20 Legal Description			A	
West RICH	(fee+(501)	othot soo.	ex(7) and Block thre	<sup>2</sup> (3)
Addition	on to Earl	O PACK IN	Sofer Country Nebrus	1 /
<i>1</i> /4 <i>2</i> / / <i>2</i>		e keery we	BSECT COUNTRY NiebRAS	K
21 If agricultural, list tota	I number of acres	·	2	- <sub>%</sub> ,
22 Total purchase pr	ice, including any liabilities as	ssumed	22 \$	6,100 00
23 Was non-real pro	perty included in the purchas	e? 🗌 Yes 🔲 No (If Yes, e	nter dollar amount and attach itemized list.)	
24 Adjusted purchas	e price paid for real estate (li	ne 22 minus line 23)	\$	6,100,000
25 If this transfer is e	exempt from the documentary	stamp tax, list the exemption	number	
	der penalties of law, I declare the that I am duly authorized to si		nt and that it is, to the best of my knowledge and belief, true	complete, and
3/40	ILA WEST			(368) % Z-018
sign &	Type Name of Grantee or Authoriz	ed Representative	2020	Phone Number
1	a of Grantee or Authorized Barre	ecotative	<u>owne</u> Tide	
here ' Signatur	e of Grantee or Authorized Repre	penduve	1186	Date
		Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded	27 Value of Sta	amp or Exempt Number	28 Recording Data	
Mo Day C	<u> </u>	MPT #4	10K2014, rq 1	h Day Otat 60 70 011 77 10076
Mo Day	<u> </u>	mpt #4	BK2019, Pal	b. Rev. Stat. §§ 76-214, 77-1327(

BK 2019 Pg 1

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of no clock P.M. Recorded in Book 200 on Page 1 2 County Clerk Black Assessor Carded

Prepared By: Patterson Law Office, P.O. Box 513, Cambridge, NE 69022

QUIT CLAIM DEED

THIS DEED, made and entered into on this // day of // day of // by and between: Dallas Duffy, a single person, do hereby bargain, deed and convey to Sheila West a single person the following described land in Webster County, Nebraska;

WITNESSETH: that the said Parties for and in consideration of the sum of One Dollar and other valuable consideration paid by the said Parties, the receipt of which is hereby acknowledged, do by these presents, REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said Parties, the following described Real Estate, situated in the County of Webster and State of Nebraska, to wit:

West Fifty Feet (50') of Lot Seven (7) and Block Three (3), Talbots Addition to Guide Rock, Webster County, Nebraska;

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, unto the said Parties, and to their successors in Trust and assigns forever. So that neither the said Parties, nor their successors, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Parties have executed these presents the day and year first above written.

Dallas Duffy

STATE OF NEBRASKA	)
·	) ss
COUNTY OF WEBSTER	)

On the <u>h</u> day of <u>becember</u> 2018, before me, a Notary Public, appeared Dallas Duffy, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that such was his free and voluntary act.

WITNESS my hand and official seal.

GENERAL NOTARY - State of Nebraska ARLENE M DELKA My Comm. Exp. May 20, 2022

Notary Public

## NEBRASKA

Good Life. Great Service.

## **Real Estate Transfer Statement**

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the item.
If not be recorded unless this statement is signed and items 1-25 are accurate.

2

FORM **521** 

The deed will not be recorded unless this statement	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 12 Day 31 Yr. 2018  4 Date of Deed  Mo. 12 Day Day 1 Day 1	27 v. 2018
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	Yr
Grantor's Name (Selier)	Grantee's Name (Buyer)	
Adrian Falgione, Trustee of the Wilma Falgione Irrevocable To Street or Other Mailing Address	Greg W. & Ann M. Auten  Street or Other Mailing Address	
P.O. Box 277	3200 W. Blue Valley Road	
City State Zip Code Lexington SC 29071	City State   Blue Hill   NE	Zip Code 68930
Phone Number (803) 429-1952	Phone Number (402) 469-2190 Is the grantee a 501 (c)(3) organization (402) 469-2190 If Yes, is the grantee a 509(a) foundation	
Email Address	Email Address	ation: les V 140
N/A 7 Property Classification Number. Check one box in categories A and B. Check C in	N/A	
• • • • • • • • • • • • • • • • • • • •	) Property Type	(C)
[Improved	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
IOLL Commercial Recreational		<u>.</u>
8 Type of Deed Conservator Distribution Lar  Bill of Sale Corrective Easement Lea		Other
Cemetery Death Certificate – Transfer on Death Executor Mir		
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrevocable Trust Revocable Trust Trans	sfer on Death
(I.R.C. § 1031 Exchange)		ee to Beneficiary
Yes V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other  12 Was real estate purchased for same use? (If No.	r (Explain) state the intended use.)
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
Yes	Partnership, or LLC	
Ex-spouse Parents and Ch	<u>=</u> :	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	erest rate.)
\$400,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If of the agent or title company contact.)    Yes Adams Land	f Yes, include the name
18 Address of Property	19 Name and Address of Person to Whorn the Tax Statement Shou	
See Exhibit "A"	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
See Exhibit "A"		
21 If agricultural, list total number of acres		
2. Tragination, not total horizon of acres		
22 Total purchase price, including any liabilities assumed	22	400,000,00
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)	i 
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 	400,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, comp	olete, and
Michael W. Kassebaum		(402) 463-4198
Sign Print or Type Name of Grantee or Authorized Representative	Title Agent	Phone Number 12-31-2018
- I the considered that I have the	<u> </u>	Date
Hele .		
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 1 Day 2 Yr. 19 \$ 900.00	BK2019.Pg 3-4	
Nebraska Department of Revenue		Stat. §§ 76-214, 77-1327(2)

#### **EXHIBIT "A"**

## #20 Legal Description TRACT NO. 1

Lots One through Ten (1-10) inclusive, Block Four (4), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

GLots One through Ten (1-10) inclusive, Block Ten (10), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots Six through Ten (6-10) inclusive, Block Three (3), Sweezy's Addition to the City of Blue Hill, Webster 2,24 County, Nebraska, according to the recorded plat thereof.

#### TRACT NO. 2

A Tract in the Southeast Quarter (SE1/4) of Section Eight (8), Township Four (4) North, Range Ten (10), West of the 6th P., Webster County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South along the East line of said Southeast Quarter to the Southeast corner of said Southeast Quarter; thence West along the South line of said Southeast Quarter 336.00 feet; thence North and parallel to the East line of said Southeast Quarter 1219.00 feet; thence West and parallel to the South line of said Southeast Quarter 1154.00 feet; thence North and parallel to the East line of said Southeast Quarter 318.00 feet; thence East and parallel to the South line of said Southeast Quarter 423.00 feet; thence North and parallel to the East line of said Southeast Quarter 1103.00 feet to a point on the North line of said Southeast Quarter; thence East 1089.00 feet along the North line of said Southeast Quarter to the Point of Beginning, all subject to roads.

#### TRACT NO. 3

County Surveyor's Lot Seven (7), in the Southwest Quarter (SW1/4) of Section Nine (9), Township four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, according to the Government Survey thereof, and EXCEPT that portion currently occupied by railroad right-of-way.

#### TRACT NO. 4

Lots One through Five (1-5) inclusive, Block Eleven (11), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

#### #18 Address of Property

Tract No. 1: S. Cherry St 600-70, Blue Hill, NE 68930

Tract No. 2: Rural, No address, Blue Hill, NE 68930

Tract No. 3: 1525 W. Simpson Ave., Blue Hill, NE 68930

Tract No. 4: S. Cherry St., 700 Blk, Blue Hill, NE 68930

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this & day of Tankay A.D., 2019, at 1:15 o'clock P. M. Recorded in Book 2019 on Page 3-4

Deb Klinganheraer County Clerk

116.99

B.B. Deputy

Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_1-2-19
\$\_900.99 By\_KR

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

## **Warranty Deed**

The Grantor, ADRIAN FALGIONE, TRUSTEE OF THE WILMA FALGIONE IRREVOCABLE TRUST, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to GREG W. AUTEN AND ANN M. AUTEN, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Webster County, Nebraska:

#### **TRACT NO. 1**

Lots One through Ten (1-10) inclusive, Block Four (4), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots One through Ten (1-10) inclusive, Block Ten (10), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots Six through Ten (6-10) inclusive, Block Three (3), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

#### TRACT NO. 2

A Tract in the Southeast Quarter (SE1/4) of Section Eight (8), Township Four (4) North, Range Ten (10), West of the  $6^{th}$  P., Webster County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South along the East line of said Southeast Quarter to the Southeast corner of said Southeast Quarter; thence West along the South line of said Southeast Quarter 336.00 feet; thence North and parallel to the East line of said Southeast Quarter 1219.00 feet; thence West and parallel to the South line of said Southeast Quarter 1154.00 feet; thence North and parallel to the East line of said Southeast Quarter 318.00 feet; thence East and parallel to the South line of said Southeast Quarter 423.00 feet; thence North and parallel to the East line of said Southeast Quarter 1103.00 feet to a point on the North line of said Southeast Quarter; thence East 1089.00 feet along the North line of said Southeast Quarter to the Point of Beginning, all subject to roads.

#### TRACT NO. 3

County Surveyor's Lot Seven (7), in the Southwest Quarter (SW1/4) of Section Nine (9), Township four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, according to the Government Survey thereof, and EXCEPT that portion currently occupied by railroad right-of-way.

#### TRACT NO. 4

Lots One through Five (1-5) inclusive, Block Eleven (11), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

#### GRANTOR covenant with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed	Derember	27	, 20 / <i>8</i> .

ADRIAN FALGIONE, TRUSTEE OF THE WILMA FALGIONE IRREVOCABLE TRUST

By: <u>(Ad Man)</u> A <u>flow Joyn</u> Adrian Falgione, Trustee

STATE OF South Couroline } ss

On this 27th day of December, 2018, before me personally appeared Adrian Falgione, Trustee of the Wilma Falgione Irrevocable Trust, on behalf of the Trust.

NICHOL HARE Notary Public-State of South Carolina My Commission Expires June 23, 2025

Notary Public

My Commission Exp

42012025

## <u>NEBRASKA</u>

## **Real Estate Transfer Statement**

5

FORM **521** 

Good Life. Great Service.

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2 , 2019
WEBSTER - 91		2 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Hansen-Wulf, Inc.	2H Farms, Inc.	
Street or Other Mailing Address 875 Road K	Street or Other Mailing Address 875 Road K	Tin Code
City State Zip Code Red Cloud NE 68970	City State Red Cloud NE	Zip Code 68970 tion? Yes √No
Phone Number (402) 706-4202	Phone Number (402) 706-4202 Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found If Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(3) organization of the Yes, is the grantee a 501(c)(a) organization of the Yes, is the Yes, is the grantee a 501(c)(a) organization of the Yes, is the Yes, is the Yes, is the Yes, is the	dation? Yes No
Email Address dhansen@gpcom.net	dhansen@gpcom.net	<del></del> _
7 Property Classification Number. Check one box in categories A and B. Check C		
	Mineral Interests-Nonproducing State Assessed	(C) Mobile Home
Improved   Single Family   Industrial     ✓ Unimproved   Multi-Family	Mineral Interests-Producing Exempt	Wood ( Total
Bill of Sale Corrective Easement Le	nd Contract/Memo	Other
		nsfer on Death
part of an IRS like-kind exchange? Auction Easement Gift		stee to Beneficiary
Yes V No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust ☐ Partition ☐ Satisfaction of Contract ☑ Oth  12 Was real estate purchased for same use? (If N	ner (Explain) Reorganization o, state the intended use.)
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	atives? (If Yes, check the appropriate box.) Partnership, or LLC Self Solf	r
	and Grandchild Spouse	
Ex-spouse Parents and C	<u> </u>	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$299,533	Yes ✓ No \$  17 Was transfer through a real estate agent or a title company?	//63/ca include the name
16 Does this conveyance divide a current parcel of land?  Yes No	of the agent or title company contact.) Yes	(If fes, fricidde the hattle
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement SI	
None	2H Farms, Inc. Dennis Hansen	
18a 📝 No address assigned 18b 🗌 Vacant land	875 Road K Red Cloud, NE 68970	
20 Legal Description		
See attached Exhibit "A" attached hereto and incorp	porated herein.	
21 If agricultural, list total number of acres	\$	·
22 Total purchase price, including any liabilities assumed	22	0,00
23 Was non-real property included in the purchase?  Yes  No (If Yes, e	nter dollar amount and attach itemized list.) 23 \$	<u>_</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5(b)	molete and
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Dennis Hansen	ent and that it is, to the best of my knowledge and belief, true, co	746 746 (402) <del>706</del> -4202
Print or Type Name of Grantee of Authorized Representative	Descident	Phone Number
here Signature of Grantee or Authorized Representative	President	1/2/2019 Date
Register of Deed's Use O	nly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. L Day 2 Vr. 19 \$ Exempt# 56	BK2019A 20-21	
Nebraska Department of Revenue	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

The Northwest Quarter (NW1/4) of Section Seventeen (17), Township Two (2) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Sangary A.D., 20 19, at 2:45 o'clock P.M. Recorded in Book 2019 on Page 20-21

Deh Klingenherger County Clerk \$16.20

B.B. Deputy Ind. Comp. Assessor. Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-2-19
\$Exempt #56 By BB

#### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in <a href="Exhibit A">Exhibit A</a> attached hereto and incorporated by reference herein.

- (1) Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - (2) Has legal power and lawful authority to convey the same; and
- 3) Warrants it will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: January 2, 2019

HANSEN-WULF, INC., a Nebraska corporation

By: / )lrms / fruse Dennis Hansen, Presider

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

On this 2<sup>nd</sup> day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019

Notary Public

The Northwest Quarter (NW1/4) of Section Seventeen (17), Township Two (2) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

# **NEBRASKA**

# Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

FORM 521

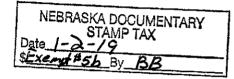
	t is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 1 Day 2 Yr. 2019  4 Date of Deed  Mo. 1 Day 2 Yr. 2019				
WEBSTER - 91	Mo. 1 Day 2 Yr. 2019 Mo. 1 Day 2 Yr. 2019  6 Grantee's Name, Address, and Telephone (Please Print)				
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)				
Hansen-Wulf, Inc.	2H Farms, Inc.				
Street or Other Mailing Address 875 Road K	Street or Other Mailing Address 875 Road K				
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970				
Phone Number (402) 706-4202	Phone Number   is the grantee a 501(c)(3) organization?   Yes   V N   (402) 706-4202   If Yes, is the grantee a 509(a) foundation?   Yes   N				
Email Address	Email Address				
dhansen@gpcom.net 7 Property Classification Number. Check one box in categories A and B. Check C in	dhansen@gpcom.net				
	Property Type (C)				
Improved   Single Family   Industrial	Mineral Interests-Nonproducing State Assessed Mobile Horn				
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt				
OLL Commercial Recreational					
	d Contract/Memo Partition Sheriff Other				
Bill of Sale Corrective Easement Lea					
9 Was the property purchased as 10 Type of Transfer Distribution Forecl					
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary				
	r Trust Partition Satisfaction of Contract Other (Explain) Reorganization  12 Was real estate purchased for same use? (If No, state the intended use				
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	Yes No No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.					
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F					
Brothers and Sisters Grandparents					
Ex-spouse Parents and Cl  14 What is the current market value of the real property?	ild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)				
\$347.074	Yes V No \$%				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name				
Yes No	of the agent or title company contact.) Yes Ves				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent 2H Farms, Inc.				
None	Dennis Hansen 875 Road K				
18a 📝 No address assigned 18b 🔲 Vacant land	Red Cloud, NE 68970				
20 Legal Description					
See attached Exhibit "A" attached hereto and incorp	orated herein.				
21 If agricultural, list total number of acres161.12					
	\$				
22 Total purchase price, including any liabilities assumed					
23 Was non-real property included in the purchase?  Yes  No (If Yes, et	ster dollar amount and attach itemized list.)				
24 Adjusted purchase price paid for real estate (line 22 minus line 23) $\dots$					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>5(b)</u> .				
correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and				
Dennis Hansen Print or Type Name of Grantee or Authorized Representative	(402) <del>706</del> -4202 Phane Number				
sign lane of Grante of January Lane	President 1/2/2019				
here Signature of Grantee or Authorized Representative	Title Date				
Register of Deed's Use Or	ly For Dept. Use Only				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data				
Mo. / Day 2 Yr. 2019 \$ Exempt #56	13K2019,19 22-23				

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of 2010ck P. M. Recorded in Book 2019 on Page 22 23 Deb Klingenberger County Clerk B.B. Deputy Ind. Comp. Assessor Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070



#### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in <a href="Exhibit A">Exhibit A</a> attached hereto and incorporated by reference herein.

- (1) Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - (2) Has legal power and lawful authority to convey the same; and
- 3) Warrants it will defend the title to the real estate against the lawful claims of all persons.

EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

By: Dennis Hensen

Dennis Hansen, President

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

On this 2<sup>nd</sup> day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019 Notary Public

The Southwest Quarter (SW1/4) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

# NEBRASKA Good Life, Great Service,

## **Real Estate Transfer Statement**

ll r

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.			
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed			
WEBSTER - 91	Mo. 1 Day 2 Yr. 2019 Mo. 1 Day	2 Yr. 2019		
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Hansen-Wulf, Inc.	Grantee's Name (Buyer) 2H Farms, Inc.			
Street or Other Mailing Address 875 Road K	Street or Other Mailing Address 875 Road K			
City         State         Zip Code           Red Cloud         NE         68970	City State NE	Zip Code 68970		
Phone Number (402) 706-4202	Phone Number   Is the grantee a 501 (c)(3) organizat   If Yes, is the grantee a 509(a) found			
Email Address dhansen@gpcom.net	Email Address dhansen@gpcom.net			
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.			
(1)	Property Type	(C)		
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home		
Unimproved Multi-Family Agricultural L  IOLL Commercial Recreational	Mineral Interests-Producing Exempt			
		Other		
☐ Bill of Sale     ☐ Corrective     ☐ Easement     ☐ Leasement       ☐ Cemetery     ☐ Death Certificate – Transfer on Death     ☐ Executor     ☐ Mir				
9 Was the property purchased as part of an IRS like-kind exchange?  (IRC \$ 1031 Exchange)  Auction Easement Gift		nsfer on Death stee to Beneficiary		
(I.A.C. 9 1031 Exchange)		er (Explain) Reorganization		
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No			
✓ Yes				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F		·		
	and Grandchild Spouse			
Ex-spouse Parents and Cl	= :			
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	iterest rate.)		
\$309,958	Yes  No \$	%		
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name		
Yes V No	19 Name and Address of Person to Whom the Tax Statement Sh			
18 Address of Property 873 Road K	2H Farms, Inc.			
Red Cloud, NE 68970	Dennis Hansen 875 Road K			
18a No address assigned 18b Vacant land	Red Cloud, NE 68970			
20 Legal Description				
See attached Exhibit "A" attached hereto and incorp	orated herein.			
out and many it amount in the many				
21 If agricultural, list total number of acres				
22 Total purchase price, including any liabilities assumed	22 \$	0,00		
	nter dollar amount and attach itemized list.)			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	0,00		
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5(b)			
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, con	mplete, and		
correct, and that I am duly authorized to sign this statement.  Dennis Hansen		(402) <del>706</del> 4202		
Print or Type Name of Grantee or Authorized Representative	President	Phone Number 1/2/2019		
here Signature of Grantee or Authorized Representative	Title	Date		
Register of Deed's Use O		For Dept. Use Only		
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data			
Mo. 1 Day 2 Yr. 19 \$ Exempt #56	LSK2019,19 24-25 Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)		

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Louis A.D., 2019, at 2:55 o'clock 1.M. Recorded in Book 2019 on Page 24-25

Deb Klingenberger County Clerk 516.00 B. Deputy Ind Comp Assessor Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-2-19
\$ Exempt #5b By BB

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in <a href="Exhibit A">Exhibit A</a> attached hereto and incorporated by reference herein.

- (1) Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - (2) Has legal power and lawful authority to convey the same; and
- 3) Warrants it will defend the title to the real estate against the lawful claims of all persons.

EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

Dennis Hansen, President

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

On this 2nd day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019 \_\_\_\_*V\_V\_II eV\_o*\_ Notary Public

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S89°48'02"W (ASSUMED BEARING) ON THE NORTH LINE OF THE NORTHEAST QUARTER SAID SECTION 20 FOR A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°48'02"W ON SAID NORTH LINE FOR A DISTANCE OF 865.00 FEET; THENCE S00°11'58"E, PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 800.00 FEET; THENCE N89°48'02"E, PARALLEL WITH SAID NORTH LINE, FOR A DISTANCE OF 865.00 FEET; THENCE N00°11'58"W, PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING CONTAINING 15.89 ACRES, MORE OR LESS, INCLUDING 0.66 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT OF WAY.

## **Real Estate Transfer Statement**

**FORM** 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed to		unless this state	ment		ems 1-25 are accurate			
1 County Name	2 County Number	<del></del>	ĺ	3 Date of Sale/Train Mo. 1 Day		Date of Dec Mo. 1		Yr2019
	WEBSTER - 91				/ 2 Yr. 2019			
5 Grantor's Name, Address, and Telep	phone (Please Print)			6 Grantee's Name Grantee's Name (E	, Address, and Telephone	(Please Pi	rint)	
Grantor's Name (Seller) Hansen-Wulf, Inc.			j	2H Farms, In	ic.			
Street or Other Mailing Address 875 Road K				Street or Other Ma 875 Road K	iling Address			
City Red Cloud	State NE	Zip Code 6897		City Red Cloud		State NE		Zip Code 68970
Phone Number (402) 706-4202				Phone Number (402) 706-42 Email Address	02 If Yes, is the grantee a			
Email Address dhansen@gpcom.net				dhansen@gp	com.net			
7 Property Classification Number. Cl	neck one box in catego	ries A and B. Checl	k C if	property is also a	mobile home.			
(A) Status			(B)	Property Type				(C)
Improved Single Fa  ✓ Unimproved Multi-Far  ☐ IOLL Commen	nily 📈 Agr	ustrial icultural creational		Mineral Interests Mineral Interests		State Asso	essed	Mobile Home
	iiai	Distribution	Lan	d Contract/Memo	Partition Sh	ieriff	Othe	
8 Type of Deed Conservator  Bill of Sale Corrective  Cemetery Death Certifica	te – Transfer on Death	Easement	Lea Lea Min	se	Personal Rep.	ust/Trustee arranty		'
9 Was the property purchased as	10 Type of Transfer		orecio	sure Irrevocat	ole Trust Revocable Tru	st	Transfer	on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Auction Court Decree		aift Sranto	Life Esta	te Sale	Contract	=	to Beneficiary Explain) Reorganization
11 Was ownership transferred in full? (If					Vas real estate purchased fo		F	
13 Was the transfer between relatives, o	r if to a trustee, are the t	rustor and beneficiary	v relat	tives? (If Yes, check	the appropriate box.)			
	or Uncle to Niece or Nep	_		artnership, or LLC	Self		Other	
Brothe	ers and Sisters	Grandpare	ents a	nd Grandchild	Spouse			
Ex-spo	ouse	Parents ar	nd Ch	ild	Step-parent and Ste	ep-chi <b>l</b> d		
14 What is the current market value of th	e real property?			15 Was the mortg	age assumed? (If Yes, state	the amour	nt and interes	st rate.)
\$328,750	1			_	✓ No \$			%
16 Does this conveyance divide a current Yes No	t parcel of land?				rough a real estate agent o title company contact.)	ratitle.com Yes	npany? (If Ye	s, include the name No
18 Address of Property				19 Name and Add	ress of Person to Whom the	Tax Stater	ment Should	be Sent
None				2H Farms, Inc.				
140116				Dennis Hansen 875 Road K				
18a 📝 No address assigned 18b	Vacant land			Red Cloud, NE 689	<del>9</del> 70			
20 Legal Description  See attached Exhibit "A	A" attached he	ereto and inc	orp	orated here	in.			
21 If agricultural, list total number of acre	es <u>160.5</u>							
22 Total purchase price, including a	any liabilities assumed	i				22 \$		0,00
23 Was non-real property included	in the purchase?	Yes 🔽 No (If Ye	es, en	iter dollar amount	and attach itemized list.			
24 Adjusted purchase price paid fo	r real estate (line 22 r	minus line 23)				24		0100
25 If this transfer is exempt from the	e documentary stamp	tax, list the exemp	ption	number 5(b)				
Under penalties of correct, and that I am duly Dennis Hansen	f law, I declare that I ha	ve examined this stat	temer	nt and that it is, to the	ne best of my knowledge a	ınd belief, t		te, and <b>746</b> 402) <del>706</del> -4202
Print or Type Name of Gr	antee or Authorized Rep	resentative					<del></del>	none Number
sign Denni	Hanks				President			1/2/2019
here Signature of Grantee or A	Authorized Representativ	re		Title	2 477		Da	ate
		ster of Deed's Us	e On				Fo	r Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or I			28 Recording Data	A	м		
Mo. Day X Yr.	\$ Exempt H	56		IDK 201	19, Pg 26-2	Authorized to	Nob Pay Sta	+ 88 76 014 77 1007/0\

The Southwest Quarter (SW¼) of Section Twenty-One (21), in Township Two (2) North, Range Eleven (11) West, of the 6<sup>th</sup> P.M., Webster County, Nebraska.

State of Nebraska 3ss. County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of January A.D., 2019, at 3:00 o'clock P'M. Recorded in Book 2019 on Page <u>えん- み</u>7 lingenberger County Clerk Assessor\_\_\_Carded\_ Comp

After recording, return to: Nicholas K. Niemann McGrath North Mullin & Kratz, PC LLO First National Tower, Suite 3700 1601 Dodge Street Omaha, NE 68102 (402)341-3070

NEBRASKA DOCUMENTARY STAMP TAX

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in Exhibit A attached hereto and incorporated by reference herein.

- Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - Has legal power and lawful authority to convey the same; and (2)
- Warrants it will defend the title to the real estate against the lawful claims of all 3) persons.

EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

Dennis Hansen, President

STATE OF NEBRASKA

) ss.

COUNTY OF WOBSITE

On this 2nd day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019

13K2019,Pg 27

## **EXHIBIT A**

The Southwest Quarter (SW½) of Section Twenty-One (21), in Township Two (2) North, Range Eleven (11) West, of the  $6^{th}$  P.M., Webster County, Nebraska.

# DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

**FORM** 521

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statem	ent is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 1 Day 2 Yr. 2019  4 Date of Deed  Mo. 1 Day -	2 <sub>Yr</sub> 2019				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller)	Grantee's Name (Buyer)					
Hansen-Wulf, Inc.	2H Farms, Inc. Street or Other Mailing Address					
Street or Other Mailing Address 875 Road K	875 Road K	75- 0-4-				
City State Zip Code Red Cloud NE 6897		Zip Code 68970				
Phone Number (402) 706-4202	Phone Number Is the grantee a 501(c)(3) organizati (402) 706-4202 If Yes, is the grantee a 509(a) found					
Email Address dhansen@gpcom.net	Email Address dhansen@gpcom.net					
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home.					
(A) Status	(B) Property Type	(C)				
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
✓ Unimproved	Mineral Interests-Producing Exempt					
IOLL Commercial Recreational		<u> </u>				
8 Type of Deed Conservator Distribution		Other				
	Lease Personal Rep. Trust Trustee  Mineral Quit Claim Warranty					
9 Was the property purchased as part of an IRS like-kind exchange?		sfer on Death				
(I.R.C. § 1031 Exchange)		tee to Beneficiary				
Yes Y No Court Decree Exchange Gra  11 Was ownership transferred in full? (If No, explain the division.)	antor Trust Partition Satisfaction of Contract ✓ Other  12 Was real estate purchased for same use? (If No	er (Explain) Reorganization state the intended use.)				
Yes NoNo	Yes No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary						
	o., Partnership, or LLC Self Other					
	nts and Grandchild Spouse  d Child Step-parent and Step-child					
Ex-spouse Parents and  14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	terest rate.)				
\$297,776	☐ Yes	%				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (	If Yes, include the name				
Yes No	of the agent or title company contact.) Yes					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement She 2H Farms, Inc.	ould be Sent				
None	Dennis Hansen 875 Road K					
18a 🗸 No address assigned 18b 🗌 Vacant land	Red Cloud, NE 68970					
20 Legal Description						
See attached Exhibit "A" attached hereto and inco	orporated herein.					
21 If agricultural, list total number of acres						
	\$					
22 Total purchase price, including any liabilities assumed		0,00				
23 Was non-real property included in the purchase?  Yes  Mo (If Yes	s, enter dollar amount and attach itemized list.) 23					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	株式学   「	0100				
25 If this transfer is exempt from the documentary stamp tax, list the exempt	tion number <u>5(b)</u> .					
Under penalties of law, I declare that I have examined this state	ement and that it is, to the best of my knowledge and belief, true, com					
correct, and that I am duly authorized to sign this statement.  Dennis Hansen		<b>746</b> (402) <del>706</del> -4202				
Sign Print or Type Name of Grantee or Authorized Representative	President	Phone Number 1/2/2019				
The state of the s	Title	Date				
		For Dept. Use Only				
Register of Deed's Use 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	. J. Dopa Ode Only				
Ma 1 Day 2 vr 19 \$ Exempt#56	BK2019, Pg 28-29					
Nohracka Danartment of Revenue	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)				

The Southeast Quarter (SE½) of Section Twenty-one (21), Township Two (2) North, Range Eleven (11) West of the  $6^{th}$  P.M., Webster County, Nebraska.

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Tankary A.D., 2019, at 3:15 o'clock P.M. Recorded in Book 2019 on Page 28:29

Dob Klingenberger County Clerk

Assessor.

Carded\_

13K2019, Pg 28

After recording, return to: Nicholas K. Niemann McGrath North Mullin & Kratz, PC LLO First National Tower, Suite 3700 1601 Dodge Street Omaha, NE 68102 (402)341-3070

Comp

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-2-19
\$Exempt By BB

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in <a href="Exhibit A">Exhibit A</a> attached hereto and incorporated by reference herein.

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  - (2) Has legal power and lawful authority to convey the same; and
- 3) Warrants it will defend the title to the real estate against the lawful claims of all persons.

EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

Deni

Dennis Hansen, President

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

On this 2nd day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019 Notary Public

### **EXHIBIT A**

The Southeast Quarter (SE½) of Section Twenty-one (21), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

## Good Life. Great Service. DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

FORM 521

	The deed w	ill not be recorde	d unless thi	s statemen							
1 County Name		2 County Number				f Sale/Trar			ate of Dee		2010
	WEBSTER - 91					/ <u>2</u> Yr. 2019				2Yr	
5 Grantor's Name, Ad	ddress, and Teleph	none (Please Print)					, Address, and Tele	phone (F	Please Pri	int)	
Grantor's Name (Selle						s Name (E arms, In					
Hansen-Wulf, It Street or Other Mailing					Street or	Other Ma	iling Address				
875 Road K	-	State		Ip Code	8/5 R	oad K	*		State		Zip Code
City Red Cloud Phone Number		NE NE		68970	Red (		Is the gra		NE	ganization	68970
(402) 706-4202	2				1 ( 7	706-42	02 If Yes, is t	the grante	e a 509(a	a) foundation	on? Yes No
Email Address dhansen@gpcc	om net				Email Ad		com.net				
7 Property Classific		eck one box in cated	ories A and I	3. Check C i							
(A) Status					) Proper						(C)
Improved	Single Far	nily [] In	dustrial		Minera	I Interests	-Nonproducing		State Asse	essed	Mobile Home
✓ Unimproved	Multi-Fam	ily 🔽 🔾	gricultural ecreational	Ī	Minera	.l Interests	-Producing		Exempt		
8 Type of Deed [	Conservator		Distribu	tion La	nd Contrac	t/Memo	Partition	Sher	riff	Oth	er
Bill of Sale	Corrective	e – Transfer on Death	Easeme	ent Lea	ase	•	Personal Rep.	☐ Trust	t/Trustee rantv		
Cemetery L		10 Type of Transfer	Distributio			Tirrevocah	ole Trust Revoca			Transfe	er on Death
9 Was the property part of an IRS like-	-kind exchange?	Auction	Easement		 	Life Esta	=		Ì	=	e to Beneficiary
(I.R.C. § 1031 Exc	nange) No	Court Decree	Exchange	· -	or Trust	Partition		ction of C			Explain) Reorganization
11 Was ownership tran									same use	? (If No, s	tate the intended use.)
	] No						Yes No.				
13 Was the transfer be								c.)		Other	
✓ Yes	• =	Uncle to Niece or Ne	• =	amily Corp., F			∐ Self			Other	
	=	rs and Sisters	=	irandparents		lchild	Spouse	and Stan	abild.		
	Ex-spo			arents and C		No. of the latest	Step-parent age assumed? (If Ye			t and inter	act rate )
14 What is the current	market value of the	e real property?			I —	tne mortg	age assumed? (ii re	s, state ti	ne amoun	t and inter	%
\$298,997 16 Does this conveyan	and all vision of the orthogonal	named of land?						agent or a	a title com	pany? (If )	es, include the name
	No	parcer or land:					title company conta		Yes		No
18 Address of Property					19 Nam	e and Add	iress of Person to Wi	hom the 1	Fax Staten	nent Shoul	d be Sent
None	,				2H Farm						
None					Dennis I 875 Roa						
18a 🗸 No address a	issigned 18b	☐ Vacant land			Red Clo	ud, NE 68	970				
20 Legal Description			<u> </u>		-						
See attache	d Exhibit "A	A" attached h	ereto an	d incorp	orate	d here	ein.				
	<u> </u>			•							
		101.00									
21 If agricultural, list to	otal number of acres	s <u>161.62</u>	·								
22 Total purchase p	price, including a	ny liabilities assum	ed						22 \$		0,00
23 Was non-real pr				No (If Yes, e	enter dolla	ır amount	t and attach itemiz	ed list.)	23 \$	-	
24 Adjusted purcha	ase price paid for	real estate (line 22	2 minus line :	23)					24		0100
25 If this transfer is	exempt from the	documentary star	np tax, list th	e exemption	n numbe	5(b)					. <u></u>
U	Inder penalties of	law, I declare that I	nave examine	d this stateme	ent and th	at it is, to t	the best of my know	ledge an	d belief, t	rue, compl	ete, and 7 <b>મ</b> ૦
	, and that I am duly nis Hansen	authorized to sign thi	s statement.								(402) <del>706</del> -4202
		antee or Authorized R	epresentative				_ <del></del> _	·-	<del></del>	ī	Phone Number
sign	00000	Hanse	1				President				1/2/2019
here Signati	ure of Grantee or A	uthorized Representa	tive		Title						Date
			gister of De							F	or Dept. Use Only
26 Date Deed Records	ed	27 Value of Stamp of	1 .	nber	28 Rec	ording Date		· Fair			
Mo Day _	<u> A Yr. 17</u>	\$Exemp	1756		<u>」はK</u>	2019	1,89 30-5	<i>\</i>	ath and mark to	Alah Pari F	Stat. §§ 76-214, 77-1327(2)
Nebraska Department of R	Revenue	,						AL	ายเกมเรลเล เก	THEM, MEV. C	المان على المرح الما المرام الم

The Southwest Quarter (SW½) of Section Twenty-two (22), Township Two (2), Range Eleven (11) West of the  $6^{th}$  P.M., Webster County, Nebraska.

BK2019, 89 30

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Sangary A.D., 2019, at 3:20 o'clock P. M. Recorded in Book 2019 on Page 30-31

Deb Klingenhemer County Clerk B. Deputy Ind. Comp. Assessor Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070

NEBRASKA DOCUMENTARY STAMP TAX Date 1-2-19 SExempl#Sb By 13B

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in <a href="Exhibit A">Exhibit A</a> attached hereto and incorporated by reference herein.

- (1) Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - (2) Has legal power and lawful authority to convey the same; and
- 3) Warrants it will defend the title to the real estate against the lawful claims of all persons.

EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

STATE OF NEBRASKA )
) ss.
COUNTY OF \( \( \) EBSTER )

On this 2nd day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska
MICHELLE RATZLAFF
My Comm. Exp. May 9, 2019

Notary Public

## EXHIBIT A

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-two (22), Township Two (2), Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

## NEBRASKA Good Life, Great Service.

## Real Estate Transfer Statement

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the item.

11

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number 1 \_\_ Day \_ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) 2H Farms, Inc. Hansen-Wulf, Inc. Street or Other Mailing Address Street or Other Mailing Address 875 Road K 875 Road K Zip Code Zip Code 68970 City Red Cloud State City 68970 Red Cloud NE Is the grantee a 501(c)(3) organization? Yes **√** No Phone Number (402) 706-4202 Phone Number (402) 706-4202 No If Yes, is the grantee a 509(a) foundation? Email Address Email Address dhansen@gpcom.net dhansen@gpcom.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Mobile Home State Assessed Industria! Mineral Interests-Nonproducing Single Family ☐ Improved Mineral Interests-Producing Exempt Agricultural ✓ Unimproved Multi-Family Recreational IOLL Distribution Land Contract/Memo Partition Sheriff Other\_ 8 Type of Deed Conservator Easement Lease T Personal Beo. Trust/Trustee ☐ Bill of Sale Corrective Quit Claim √ Warranty Fxecutor Mineral Mineral Death Certificate - Transfer on Death Cemetery Transfer on Death Irrevocable Trust Revocable Trust 10 Type of Transfer Was the property purchased as Trustee to Beneficiary Life Estate Gift Auction Tesement (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) Reorganization Yes Grantor Trust Partition Court Decree ✓ No Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No ☐ No √ Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC √ Yes Grandparents and Grandchild ☐ Spouse Brothers and Sisters Step-parent and Step-child Parents and Child ☐ Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Vo IVo \$ \$595,126 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) **✓** No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2H Farms, Inc. None Dennis Hansen 875 Road K Red Cloud, NE 68970 18a 🗸 No address assigned 18b Vacant land 20 Legal Description See attached Exhibit "A" attached hereto and incorporated herein. 321.69 21 If agricultural, list total number of acres 22 22 Total purchase price, including any liabilities assumed . . . . . . . . 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5(b)}{}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) <del>706</del>-4202 Dennis Hansen Phone Number sign President 1/2/2019 Date Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 🚄 Exempt# Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

The West Half (W½) of Section Twenty-Seven (27), in Township Two (2) North, Range Eleven (11) West, of the  $6^{th}$  P.M., Webster County, Nebraska.

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of Sanuary A.D., 2019, at 3:22 o'clock P. M. Recorded in Book 2019 on Page 32-33

Deb Klingenberger County Clerk 516.22 Deputy ind Comp Assessor Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-2-19
\$Exempt #55 By BB

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in <a href="Exhibit A">Exhibit A</a> attached hereto and incorporated by reference herein.

- (1) Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - (2) Has legal power and lawful authority to convey the same; and
- 3) Warrants it will defend the title to the real estate against the lawful claims of all persons.

EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

Dennis Hansen, President

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

On this 2nd day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019

Notary Public

### **EXHIBIT A**

The West Half (W½) of Section Twenty-Seven (27), in Township Two (2) North, Range Eleven (11) West, of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.

• If additional space is needed, add an attachment and identify the item.

FORM 521

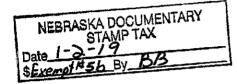
	The deed v	vill not be rec	orded unless th	is stateme		tems 1-25 are accı				
1 County Name		2 County Nun	nber	=	3 Date of Sale/Tra		4 Date of Deed	_		
r		ER - 91				Mo. 1 Day 2 Yr. 2019 Mo. 1 Day 2 Yr. 2019				
5 Grantor's Name, Ad		hone (Please P	rint)		6 Grantee's Name (E	e, Address, and Telep	hone (Please Prir	1t)		
Grantor's Name (Seile Hansen-Wulf, II					2H Farms, Ir	nc.				
Street or Other Mailing 875 Road K	g Address				Street or Other Ma 875 Road K	ailing Address				
Red Cloud		State NE		Zip Code 68970	Red Cloud		State NE	Zip Code 68970		
Phone Number (402) 706-4202					Phone Number (402) 706-42	15 the gran 16 If Yes, is th	tee a 501(c)(3) org e grantee a 509(a)	anization? Yes V No foundation? Yes V No		
Email Address dhansen@gpcc					Email Address dhansen@gr					
7 Property Classific	ation Number. Ch	eck one box in	categories A and			mobile home.		(C)		
(A) Status	Cinale Co	and the	Industrial	(E	) Property Type  Mineral Interests	-Nonproducing	State Asses	<del></del>		
☐ Improved ☐ Unimproved ☐ IOLL	Single Fa Multi-Fam Commerce	nily	☐ Industrial  ✓ Agricultural  ☐ Recreational		Mineral Interests		Exempt			
8 Type of Deed	Conservator		Distrib	ution La	nd Contract/Memo	Partition	Sheriff	Other		
Bill of Sale	Corrective Death Certifica	te – Transfer on I	☐ Easerr Death ☐ Execu	=	ase neral	Personal Rep.  Quit Claim	Trust/Trustee ✓ Warranty			
9 Was the property part of an IRS like-	ourchased as	10 Type of Tran	=	=	=	ble Trust Revocab	le Trust	Transfer on Death		
(I.R.C. § 1031 Exch	hange)	Auction	Easemei	=	Life Esta or Trust Partition	=	L ion of Contract	_ Trustee to Beneficiary ✓ Other (Explain) Reorganization		
Yes ✓  11 Was ownership tran	No esterred in full? (If I	Court De		eGran				? (If No, state the intended use.)		
	No					✓ Yes   ☐ No _		·		
13 Was the transfer be	tween relatives, or	f to a trustee, a								
✓ Yes	=	r Uncle to Niece	· =	•	Partnership, or LLC	∐ Self	LJ	Other		
	=	rs and Sisters	=	•	and Grandchild	Spouse	nd Stop shild			
dd Mhailia dha annsaid	Ex-spc		<u> </u>	Parents and C		Step-parent a age assumed? (If Yes,	· ·	and interest rate.)		
14 What is the current \$148.000	market value of th	e rear property:			Yes	No \$	, blate the amount	%		
16 Does this conveyan		t parcel of land?			17 Was transfer th		gent or a title comp	pany? (If Yes, include the name		
	No			1	1	iress of Person to Who		ont Should be Sent		
18 Address of Property	<i>'</i>				2H Farms, Inc.	iless of Ferson to with	on the lax stateme	sitt andula be cont		
None					Dennis Hansen 875 Road K					
18a 🗸 No address a	ssigned 18b	☐ Vacant land	i		Red Cloud, NE 68	970				
20 Legal Description					-					
See attache	d Exhibit "A	A" attache	d hereto a	nd incor	oorated here	in.				
				•						
		s 80								
21 If agricultural, list to	tal number of acre	soo	· ·			<del></del>		· .		
22 Total purchase p	orice, including a	ny liabilities as	ssumed				22	0,00		
23 Was non-real pro	operty included	in the purchas	e? 🗌 Yes 🔽	No (If Yes, e	enter dollar amount	and attach itemized	d list.) 23 \$	<u>'</u>		
24 Adjusted purcha	se price paid for	real estate (lir	ne 22 minus line	23)			24	0100		
25 If this transfer is	exempt from the	e documentary	stamp tax, list t	ne exemptio	n number <u>5(b)</u>					
Uı	nder penalties of and that I am duly	law, I declare th	nat I have examine	d this statem	ent and that it is, to t	he best of my knowle	dge and belief, tru	740		
	nis Hansen	anton or Arabani	nd Danraga					(402) <del>706</del> -4202 Phone Number		
sign	Type Name of Gra	antee or Authoriz	ed Representative			President		1/2/2019		
/	ure of Grantee or A	authorized Repre	sentative		Title			Date		
			Register of De	ed's Use O	nly			For Dept. Use Only		
26 Date Deed Recorde	ed	27 Value of Sta	ımp or Exempt Nu		28 Recording Data	a				
Mo Day	2 Yr. 2019	\$ Êxen	10 <sup>f #</sup> 56		BK201	9, Pa 34-	35			
Nebraska Department of Re	evenue		/		, —	· /-	Authorized by N	Neb. Rev. Stat. §§ 76-214, 77-1327(2)		

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of Sancory A.D., 2019, at 3:25 o'clock P. M. Recorded in Book 2019 on Page 37:35

Deb Klingenberger County Clerk 1622 Deputy Ind Comp Assessor Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070



### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in <a href="Exhibit A">Exhibit A</a> attached hereto and incorporated by reference herein.

- (1) Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - (2) Has legal power and lawful authority to convey the same; and
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EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

By: Print Hansen, President

STATE OF NEBRASKA

\_ ) ss.

COUNTY OF WEBSTER

On this 2nd day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska
MICHELLE RATZLAFF
My Comm. Exp. May 9, 2019

Notary Public

## **EXHIBIT A**

The East Half of the Northeast Quarter (E½NE½) of Section 28, Township 2 North, Range 11, West of the  $6^{th}$  P.M., Webster County, Nebraska.

# Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

**FORM** 521

Mo DayYr	<u>7</u>   <sup>⇒</sup> Exem	.pf#5b_		12Kalu/	7 <i>79 26</i> 3	uthorized by Neb Re	ev. Stat. §§ 76-214, 77-1327(2)
26 Date Deed Recorded		amp or Exempt Num	ber	28 Recording Data	0 0 7/ 31	1	
		Register of Dec	ed's Use Or	ıly			For Dept. Use Only
here Signature of Grante	e or Authorized Repre	sentative		Title			Date
sign Print of Type Name	of Grantee or Authoriz	zed Representative			President		Phone Number 1/2/2019
correct, and that I ar Dennis Hanse	n duly authorized to si en	gn this statement.					(402) <del>706</del> -4202
Under penalt	i <b>es of law</b> , I declare ti	hat I have examined	this stateme	nt and that it is, to the	ne best of my knowledge ar	nd belief, true, co	mplete, and
25 If this transfer is exempt fro	•		•	number 5(b)			
24 Adjusted purchase price pa	•		23)	, . , ,		24 \$	0100
23 Was non-real property inclu	uded in the purchas	e? 🗌 Yes 🔽 I	No (If Yes, e	nter dollar amount	and attach itemized list.)	23 \$	
22 Total purchase price, includ	ling any liabilities a	ssumed				22 \$	0,00
21 If agricultural, list total number of	of acres482.7	<u>,                                    </u>					
20 Legal Description  See attached Exhib	it "A" attache	ed hereto an	id incorp	orated here	in.		
18a 🗸 No address assigned 18b 🗌 Vacant land Red Cloud, NE 68970							
None				Dennis Hansen 875 Road K			
18 Address of Property				19 Name and Add	ress of Person to Whom the	Tax Statement S	hould be Sent
Yes No				of the agent or	title company contact.)	Yes	No
\$917,525  16 Does this conveyance divide a con	current parcel of land?				No \$rough a real estate agent or	a title company?	(If Yes, include the name
14 What is the current market value	e of the real property?			· —	age assumed? (If Yes, state	the amount and i	
	Ex-spouse	=	arents and Ci	nild	Step-parent and Ste	=	
	Aunt or Uncle to Niece Brothers and Sisters	. =		artnership, or LLC and Grandchild	Self Spouse	Othe	er
13 Was the transfer between relative		_	-			 1 .	
11 Was ownership transferred in fu	III? (If No, explain the o	ivision.)			/as real estate purchased fo ✓ Yes	r same use? (If N	o, state the intended use.)
☐ Yes ✓ No	Court De	cree Exchange		or Trust Partition	Satisfaction of		her (Explain) Reorganization
9 Was the property purchased as part of an IRS like-kind exchan (I.R.C. § 1031 Exchange)	s 10 Type of Trainge? Auction	n <b>sfer</b> Distribution Easemen	=	osure Irrevocab Life Esta	ole Trust Revocable Trus te Sale	=	insfer on Death istee to Beneficiary
	ertificate – Transfer on			neral	Quit Claim Wa	<u></u>	uncfer on Destin
Bill of Sale Correctiv		Easeme	=	ase	Personal Rep.	st/Trustee	
8 Type of Deed Conserva	mmercial ator	Recreational Distribu	ition Dis	nd Contract/Memo	Partition She	eriff	Other
Unimproved Mu	lti-Family	Agricultural	Ĺ	Mineral Interests	-Producing	Exempt	-
(A) Status	gle Family	Industrial	(B)	Property Type  Mineral Interests-	-Nonproducing	State Assessed	Mobile Home
7 Property Classification Numb	er. Check one box in	categories A and I			mobile home.		(C)
Email Address dhansen@gpcom.net				Email Address dhansen@gp			
Phone Number (402) 706-4202		,		Phone Number (402) 706-42	02 Is the grantee a s		
City Red Cloud	State NE		Zip Code 68970	Red Cloud		State NE	Zip Code 68970
Street or Other Mailing Address 875 Road K		·		875 Road K	alling Address		7'- 0 - 1-
Hansen-Wulf, Inc.				2H Farms, In Street or Other Ma	ıc.		
5 Grantor's Name, Address, and Grantor's Name (Selier)	Telephone (Please F	Print)		6 Grantee's Name Grantee's Name (E	, Address, and Telephone	(Please Print)	
WEBSTER - 91			Mo. 1 Day 2 Yr. 2019 Mo. 1 Day 2 Yr. 2019				
The d	eed will not be rec		is statemen	t is signed and it 3 Date of Sale/Tran	tems 1-25 are accurated	y completed. Date of Deed	

## EXHIBIT A

The Southwest Quarter (SW½) of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

The North Half (N½) of Section Twenty-Nine (29) in Township Two (2) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska.

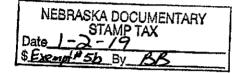
BK2019,Pg 36

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Sangary A.D., 2019, at 3:27 o'clock P. M. Recorded in Book 2019 on Page 36-311

Deb Klingenberger County Clerk \$1600 Deputy Ind Comp Assessor Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070



## WARRANTY DEED

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EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

y: France 10 9 Dennis Hansen, President

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

On this 2<sup>nd</sup> day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019 Mielle Raty Notary Public

## **EXHIBIT A**

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The North Half (N½) of Section Twenty-Nine (29) in Township Two (2) North, Range Eleven (11) West, of the  $6^{th}$  P.M., Webster County, Nebraska.

## NFBRASKA Good Life, Great Service

## Real Estate Transfer Statement

**FORM** 

521 • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 3 Date of Sale/Transfer 1 County Name 2019 1\_\_ Day \_ Mo. \_\_1 \_ Day \_ Mο WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller) 2H Farms, Inc. Hansen-Wulf, Inc Street or Other Mailing Address Street or Other Mailing Address 875 Road K 875 Road K Zip Code Zip Code State State 68970 ΝE 68970 Red Cloud Red Cloud NE Phone Number (402) 706-4202 Is the grantee a 501(c)(3) organization? Yes √No Phone Number (402) 706-4202 If Yes, is the grantee a 509(a) foundation? Yes Email Address dhansen@gpcom.net Email Address dhansen@gpcom.net 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status State Assessed Industrial Mineral Interests-Nonproducing Mobile Home Improved Single Family Exempt ✓ Unimproved Mineral Interests-Producing Multi-Family √ Agricultural IOLL Commercial Recreational Other Sheriff Distribution ☐ Partition 8 Type of Deed Land Contract/Memo Trust/Trustee Personal Rep. Easement Lease Bill of Sale Corrective Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Was the property purchased as part of an IRS like-kind exchange? (LR.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Trustee to Beneficiary Life Estate □Sale Auction Teasement Satisfaction of Contract Other (Explain) Reorganization Court Decree **Grantor Trust** Partition Yes ✓ No Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) ✓ Yes ☐ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew √ Yes Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **V** No \$834,500 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes No. V No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2H Farms, inc. None Dennis Hansen 875 Road K Red Cloud, NE 68970 18a 🗸 No address assigned 18b Vacant land See attached Exhibit "A" attached hereto and incorporated herein. 21 If agricultural, list total number of acres 00,00 23 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5(b)}{b}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and 746 correct, and that I am duly authorized to sign this statement. (402) <del>706</del>-4202 Dennis Hansen Phone Number Type Name of Grantee or Authorized Representative President 1/2/2019 Date Title Signature of Grantee or Authorized Representative For Dept. Use Only

Day \_2

26 Date Deed Recorded

\$

27 Value of Stamp or Exempt Number

Register of Deed's Use Only

28 Recording Data

3K2019, Pg 38-39

uthorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

## EXHIBIT A

The Southwest Quarter (SW¼) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

BK2019, Pg 38

State of Nebraska ss. County of Webster

\_Comp\_

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Santary A.D., 2019, at 3:30 o'clock P. M. Recorded in Book 2019 on Page 38-39

Deb Klingenberger County Clerk \$16.00

Assessor\_

Carded

After recording, return to:
Nicholas K. Niemann
McGrath North Mullin & Kratz, PC LLO
First National Tower, Suite 3700
1601 Dodge Street
Omaha, NE 68102
(402)341-3070

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-2-19
\$Exempt 56 By BB

## **WARRANTY DEED**

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Dennis Hansen, President

STATE OF NEBRASKA

) ss.

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GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019

Notary Public

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The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

# NEBRASKA Good Life, Great Service.

## **Real Estate Transfer Statement**

• To be filed with the Register of Deeds. • Read instructions on reverse side.

FORM **521** 

· If additional space is needed, add an attachment and identify the item. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 2019 Mo. 1 Day \_ Day. WEBSTER - 91 Yr. Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller) 2H Farms, Inc. Hansen-Wulf, Inc Street or Other Mailing Address Street or Other Mailing Address 875 Road K 875 Road K Zip Code Zip Code State City State 68970 Red Cloud NE 68970 Red Cloud ΝE Phone Number (402) 706-4202 Is the grantee a 501(c)(3) organization? Yes **√** No Phone Number (402) 706-4202 If Yes, is the grantee a 509(a) foundation? Email Address dhansen@gpcom.net dhansen@gpcom.net 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Improved Exempt Mineral Interests-Producing ✓ Unimproved Multi-Family √ Agricultural □ IOLL ☐ Recreational Commercial Other Sheriff 8 Type of Deed Distribution Land Contract/Memo Partition ☐ Trust/Trustee Easement Lease Personal Rep. Bill of Sale Corrective ✓ Warranty Quit Claim Cemeterv Death Certificate - Transfer on Death Executor Mineral Imevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Trustee to Beneficiary Life Estate Auction Easement Satisfaction of Contract Other (Explain) Reorganization Yes ✓ No Exchange Grantor Trust Partition Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No. √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ✓ Yes Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$ \$538,000 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **∠** No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2H Farms, Inc. None Dennis Hansen 875 Road K Red Cloud, NE 68970 18a 🗸 No address assigned 18b Vacant land 20 Legal Description See attached Exhibit "A" attached hereto and incorporated herein. 200.73 21 If agricultural, list total number of acres 00,00 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 245 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5(b)}{b}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 7442 (402) <del>706</del>-4202 Dennis Hansen Phone Number Type Name of Grantee or Authorized Representative President 1/2/2019 Date Title Signature of Grantee or Authorized For Dept. Use Only Register of Deed's Use Only 28 Recording Data 26 Date Deed Recorded Value of Stamp or Exempt Number BK2019, Pg 40-41 Day <u>a</u> Exempl #5h

## **EXHIBIT A**

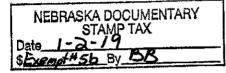
The Northeast Quarter (NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

BK2019,19 40

State of Nebraska 3ss. County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of January A.D., 20 19 at 3:35 o'clock P'M. Recorded in Book 2019 on Page 40-41 Deb Klingenberger County Clerk Assessor\_\_\_Carded \_Comp\_

After recording, return to: Nicholas K. Niemann McGrath North Mullin & Kratz, PC LLO First National Tower, Suite 3700 1601 Dodge Street Omaha, NE 68102 (402)341-3070



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HANSEN-WULF, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from 2H FARMS, INC., a Nebraska corporation ("Grantee"), conveys to Grantee that certain real estate located in Webster County, Nebraska, described in Exhibit A attached hereto and incorporated by reference herein.

- Grantor covenants with Grantee that Grantor is lawfully seized of such real estate, free and clear of all liens and encumbrances;
  - Has legal power and lawful authority to convey the same; and
- 3) Warrants it will defend the title to the real estate against the lawful claims of all persons.

EXECUTED January 2, 2019.

HANSEN-WULF, INC., a Nebraska corporation

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTE

On this 2nd day of January, 2019 before me a Notary Public in and for said county and state, personally appeared Dennis Hansen, President of Hansen-Wulf, Inc., known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

> GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019

BK2019,19 41

## **EXHIBIT A**

The Northeast Quarter (NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

## **Real Estate Transfer Statement**



**FORM** 

•To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

partyrina.cr ar tax area	13 Cantional abac	o to Hoodouj daw wi	CONTRACTOR WITH THOSE	ary are morns		
		nless this statemer	it is signed and items		<u> </u>	
	2 County Number	antina.	3 Date of Sale/Transfer		Date of Deed	7 Yr. 2019
WEBSTE		¥	Mo. 1 Day 7			Yr
5 Grantor's Name, Address, and Teleph Grantor's Name (Selier)	one (Please Print)		6 Grantee's Name, Add Grantee's Name (Buyer)		(Fiedse Fillit)	
Richard Kudrna and Barbara	Kudrna		James J. Gransti	rom		
Street or Other Mailing Address 1056 Road GH			Street or Other Mailing A P O Box 18	Address		7.0.3
Red Cloud	State NE	Zip Code 68970	City Holstein	1 1	State NE	Zip Code 68950
Phone Number (402) 746-3756			Phone Number (402) 469-7400		501(c)(3) organiza ntee a 509(a) four	
Email Address n/a			Email Address n/a			
7 Property Classification Number. Che	ck one box in categorie	es A and B. Check C	f property is also a mobi	le home.	***************************************	
(A) Status		· · · · · · · · · · · · · · · · · · ·	) Property Type			(C)
✓ Improved Single Fam	-		Mineral Interests-Nonc	· · · :	State Assessed	Mobile Home
Unimproved Multi-Family  IOLL Commercia		ultura! eational	Mineral Interests-Produ	acing	Exempt	
8 Type of Deed Conservator		Distribution La				Other
Bill of Sale Corrective Cemetery Death Certificate			<u> </u>		ist/Trustee arrenty	
9 Was the property purchased as 16	0 Type of Transfer	Distribution Fored	losure Irrevocable Tru	ıst Revocable Trus	st Tra	insfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		Easement Gift	Life Estate	✓ Sale	haven's	istee to Beneficiary
Yes No		Exchange Grant	or Trust Partition	Satisfaction of		ner (Explain)
11 Was ownership transferred in full? (If No	o, explain the division.)		12 Was re		or same use? (if in	lo, state the intended use.)
13 Was the transfer between relatives, or it	•		` -	· · · · · · · · · · · · · · · · · · ·		
——————————————————————————————————————	Uncle to Niece or Nephe	= ' ' '	Partnership, or LLC	] Self	∐ Othe	er
	and Sisters	=	and Grandchild	Spouse		
Ex-spour		Parents and C	15 Was the mortgage a	Step-parent and Ste	<u> </u>	ntornet rata >
\$975,000	real broberry:		Yes V	• •	the entothic and i	%
	17. Was transfer through a real estate agent or a title company? (If Yes, include the na				(If Yes, include the name	
Yes V No			of the agent or title c	ompany contact.)	Yes Southern 7	fitle, LLC No
18 Address of Property			19 Name and Address of	of Person to Whom the	Tax Statement Si	hould be Sent
Ag Land			Grantees			
	✓ Vacent lend		Parish and the second s			
20 Legal Description	NIE47) - CO II	and the state of t	- (00) T	The (0)	l	=
The Northeast Quarter (	•	•	• •	p inree (3) r	vortn, Ran	ge <b>⊨</b> leven
(11) West of the 6th P.M	I., Webster Co	unty, Nebrasi	ka			
21 If agricultural, list total number of acres	160+-					
					\$	
22 Total purchase price, including any	y liabilities assumed .				22 \$	1,020,500,00
23 Was non-real property included in	the purchase? V	es 🗌 No (If Yes, e	nter dollar amount and	attach itemized list.)	23 \$	45,500,00
24 Adjusted purchase price paid for re	eal estate (line 22 mir	nus line 23)			24	975,000100
25 If this transfer is exempt from the o						***************************************
Under penalties of is correct, and that I am duly a			nt and that it is, to the be	st of my knowledge a	nd belief, true, co	mplete, and
James J Granstrom	า					(402) 496-7600
sign Rint or Type Name of Gran	tee or Authorized Repres	sentative		Grantee		Phone Number 1/7/19
	horized Representative		Title			Date
<i>y v</i>	Recist	er of Deed's Use O				For Dept. Use Only
26 Date Deed Recorded 2	7 Value of Stamp or Ex		28 Recording Data	1 .1.1		: : : : : : : : : : : : : : : : : : :
Mo. D1 Day 08 Yr. 19	\$ 2193.°	75	#K 2019, to	744	uthorized by Nab R	Olet 85 70 041 100-101
total manage of Danage and Danage			,		rancered by No. D	THE NAME AND ADDRESS OF TAXABLE PARTY OF

Book 2019, Pg 44

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this the day of Nanuary A.D., 20 17, at 10:15 o'clock A. M. Recorded in Book 2017 on Page 44 Course telech County Clerk 10:00 Deputy Indi Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1-8-19 \$ 2193.75 By Liz

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

### WARRANTY DEED

Richard Kudrna and Barbara Kudrna, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, James J. Granstrom, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Thirty-three (33), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

(1) are lawfully seized of such real estate and that it is free from encumbrances;

(2) have legal power and lawful authority to convey the same;

(3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed Ganuary 7, 2019.

Richard Kudrna

Barbara Kudrna

STATE OF NEBRASKA

COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 7, 2019 by Richard Kudrna and Barbara Kudrna, husband and wife.

GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021

Notary Public

## **Real Estate Transfer Statement**

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed a				
1 County Name   2 County Number   3 Date of Sai	te/Transfer   4 Date of Deed   4 Date of			
	Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Leo Goebel - deceased Grantor's Name (Seller) Kimberly	ame (Buyer) r J. Minnick			
	ner Mailing Address of B Avenue			
City State Zip Code City Red Cloud NE 68970 Red Clou				
Phone Number Phone Number	per Is the grantee a 501(c)(3) organization? Yes. VNo If Yes, is the grantee a 509(a) foundation? Yes No			
Email Address Email Address	ss			
7 Property Classification Number. Check one box in categories A and B. Check C if property is a	ilso a mobile home.			
(A) Status (B) Property Ty				
	erests-Nonproducing State Assessed Mobile Home erests-Producing Exempt			
8 Type of Deed Conservator Distribution Land Contract/Me Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Mineral	emo Partition Sheriff Other Personal Rep. Trust/Trustee Quit Claim Warranty			
part of an IRS like-kind exchange? Auction Easement Gift Life  [I.R.C. § 1031 Exchange) Court Decree Exchange Grantor Trust Pai				
11 Was ownership transferred in full? (If No. explain the division.)  Yes No No	12 Was real estate purchased for same use? (If No, state the intended use.			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes,				
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or i  Brothers and Sisters Grandparents and Grandchild  Ex-spouse	_			
<u></u> , ,	mortgage assumed? (If Yes, state the amount and interest rate.)			
Yes	✓ No \$%			
16 Does this conveyance divide a current parcel of land?  Yes No 17 Was trans of the age	sfer through a real estate agent or a title company? (If Yes, include the name ent or title company contact.)			
18 Address of Property 19 Name and	d Address of Person to Whom the Tax Statement Should be Sent			
341 West B Avenue same as Grantee				
18a No address assigned 18b Vacant land				
20 Legal Description				
Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Five (5), Garber's Addition to Red Cloud, Webster County, Nebraska.				
21 If agricultural, list total number of acres	22 \$ 18,000,00			
22 Total purchase price, including any liabilities assumed	\$			
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar am	<b>S</b>			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	s, to the best of my knowledge and belief, true, complete, and			
correct, and that I am duly authorized to sign this statement.  Kory J. McCracken	(402) 746-3613			
Print or Type Name of Grantee of Authorized Representative	Phone Number			
here Signature of Grantee or Authorized Representative Title	Attorney IZ//7//¥			
Register of Deed's Use Only	For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording				
Ma. Ol Day 08 Yr. 19 \$ 40.50 Book				
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)			

State of Nebraska 3ss.
County of Webster 3 Entered on the numerical index and filed for record in the Clerk's office of said county this 5th day of Ortock 4. D., 20 9 at 3:35 o'ctock 6. M. Recorded in Book 30.9

Book 2019, Pg 45

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-8-19
\$ 40.50 By 1(2.

### WARRANTY DEED

Leo Goebel, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Kimberly J. Minnick, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Five (5), Garber's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
  - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 3, 2015.

Leo Goebel

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 18, 2015, by Leo Goebel, a single person.

Comm. expires

KORY MCCRACKEN General Notary State of Nebraska My Commission Expires Aug 27, 20

otary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 KORY:C:wp\800\MINN\_GOE.WD 6/9/15 Page 1 of 1 Pages

## Real Estate Transfer Statement

**FORM** 521

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 1 County Name 4 Date of Deed Mo. 12 Day 21 WEBSTER - 91 Ϋ́t. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Kimberly J. Goebel Kimberly J. Minnick Street or Other Mailing Address 341 West B Avenue Street or Other Mailing Address 341 West B Avenue City Red Cloud State NE 68970 Red Cloud NE 68970 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes ₹ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Industrial Mineral Interests-Nonproducing Single Family State Assessed Mobile Home ☐ Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt Recreational TIOLL 1 Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Conservator Bill of Sale Easement Personal Rep. Trust/Trustee Corrective Lease Death Certificate - Transfer on Death Cemetery Executor Mineral ✓ Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate Trustee to Beneficiary (LR.C. & 1031 Exchange) Court Decree Satisfaction of Contract Other (Explain) name change Yes Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes □ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild 7 Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact,) Yes **V** No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 341 West B Avenue same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Five (5), Garber's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 0,00 0,00 23 Was non-real property included in the purchase? Yes 7 No (If Yes, enter dollar amount and attach itemized list.) 23 0010 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{4}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 pe Name of Grantee or Authorized Representative Phone Number Print or sign Attorney e of Granide or Authorized Representative Title For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

State of Nebraska \$55.

County of Webster \$55.

Entered on the numerical index and filed for record in the Clerk's office of said county this \$14 day of Interest \$10.00 at \$3.30 o'clock \$1.00 Meson \$20.00 at \$3.30 o'clock \$1.00 Meson \$20.00 at \$3.30 o'clock \$1.00 Meson \$20.00 feet \$10.00 pege \$1.00 pege \$1.

300K2019, Pg 46

### QUITCLAIM DEED

Kimberly J. Minnick n/k/a Kimberly J. Goebel, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Kimberly J. Goebel, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Five (5), Garber's Addition to Red Cloud, Webster County, Nebraska.

Executed December <u>A/S+</u>, 2018.

Rimberly J. Winnick

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 2018, by Kimberly J. Minnick, a single person.

GENERAL NOTARY - State of Nebraska
MARY HUNT
DIRECT PART Sonn, Exp. May 12, 2022

Phone/Fax: (402) 746-3613 KORY:C:\wp\800\GOEB MIN.QCD 12/17/18 Page 1 of 1 Pages

## **Real Estate Transfer Statement**

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

**FORM** 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.			
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	28 <sub>Yr.</sub> 2018		
WEBSTER - 91				
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)			
DeAnn Kohmetscher, PR	DeAnn Kohmetscher, Trustee			
Street or Other Mailing Address 2430 Road 3100	Street or Other Mailing Address 2430 Road 3100	Zin Codo		
CityStateZip CodeDeweeseNE68934	City State Deweese NE	Zip Code 68934		
Phone Number 402-262-2307	Phone Number Is the grantee a 501(c)(3) organiza 402-262-2307 If Yes, is the grantee a 509(a) found			
Email Address n/a	Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C		(0)		
	) Property Type	(C)		
✓ Improved ✓ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home		
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Mineral Interests-Producing Exempt			
		Other		
Bill of Sale Corrective Easement Leasement Lea	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty			
9 Was the property purchased as part of an IRS like-kind exchange?		nsfer on Death		
(I.R.C. § 1031 Exchange)		stee to Beneficiary		
Yes No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Oth  12 Was real estate purchased for same use? (If N	er (Explain) o. state the intended use.)		
✓ Yes	Yes			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		·		
	Partnership, or LLC			
Exspouse Parents and C				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)		
107,500.00	Yes	%		
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name		
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	nould be Sent		
1762 State Highway 78	DeAnn Kohmetscher, Trustee			
Blue Hill, NE	2430 Road 3100 Deweese, NE 68934			
18a No address assigned 18b Vacant land  20 Legal Description				
see attached				
21 If agricultural, list total number of acres				
21 a agricultural, list total number of acres				
22 Total purchase price, including any liabilities assumed	22 🕆	0.		
23 Was non-real property included in the purchase? Yes Vo (If Yes, e	nter dollar amount and attach itemized list.) 23			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15				
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and		
Mark A. Beck		402-463-4500		
Print or Type Name of Grantee or Authorized Representative	Allerin	Phone Number		
Sign Attorney 12/28/2018  Signature of Grantie or Authorized Representative Title  Date				
here signature of Grantee or Authorized Representative	Title			
Register of Deed's Use 0 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly 28 Recording Data	For Dept. Use Only		
Mo. Ol Day 10 Yr. 19 \$ exempt # 15	Rock 2010 Do 42			
Mo, Day Yr. 1   VERNO 1	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)		

One-Half Interest in and to:

A Tract of land in the Northwest Quarter (NW4) of Section Ten (10), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as: Commencing at the intersection of the South line of said NW4 with the East right-of-way line of Highway No. 78 which is the point of beginning; thence East on the South line of said NW4 a distance of 160 feet; thence North parallel with the West line of said NW4 a distance of 830 feet; thence West parallel with the South line of said NW4 to the East right-of-way line of Highway No. 78; thence southerly on said right-of-way line to the point of beginning; containing 3.05 acres more or less.

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 10 day A.D., 20 19 at 1:30 o'clock! M. Recorded in Book 2017 on Page 48

on Page 178

Louise telsch County Clerk

Louise telsch County Clerk

Louise telsch County Clerk

Louise telsch County Clerk

Return to: Beck Law Office, P.C., L.L.O. P.O. Box 10 Hastings, NE 68902-0010

Book 2019, Pg 48

# DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

DEANN KOHMETSCHER, Personal Representatives of the Estate of Robert A. Faimon, Deceased, GRANTOR, conveys and releases to DEANN KOHMETSCHER, Trustee of the Robert A. Faimon Family Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

One-Half Interest in and to:
A Tract of land in the Northwest Quarter (NW4) of Section
Ten (10), Township Three (3) North, Range Nine (9) West
of the 6<sup>th</sup> P.M., Webster County, Nebraska, more
particularly described as: Commencing at the intersection
of the South line of said NW4 with the East right-of-way
line of Highway No. 78 which is the point of beginning;
thence East on the South line of said NW4 a distance of
160 feet; thence North parallel with the West line of
said NW4 a distance of 830 feet; thence West parallel
with the South line of said NW4 to the East right-of-way
line of Highway No. 78; thence southerly on said rightof-way line to the point of beginning; containing 3.05
acres more or less.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed this Ash day of December, 2018.

DeAnn Kohmetscher, Personal

Representative

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on this

Representative of the Estate of Robert A. Faimon.

GENERAL NOTARY - State of Nebraska RENAE B. HULL My Comm. Exp. November 11, 2022

Notary Public

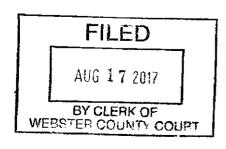
IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE	) No. PR 17 <u>  9</u>
OF	) APPLICATION FOR INFORMAL
	) PROBATE OF WILL AND INFORMAI
ROBERT A. FAIMON, Deceased.	) APPOINTMENT OF PERSONAL
	) REPRESENTATIVE

### APPLICANT STATES:

- 1. Applicant, as daughter of the Decedent, is an interested person as defined by the Nebraska Probate Code Section 30-2209(21).
  - 2. Name of Decedent: Robert A. Faimon Date of Death: May 28, 2017 Age at Date of Death: 84 Years Domicile at Date of Death: Webster County, Nebraska
- 3. Venue for this proceeding is proper in this county because Decedent was a domiciliary of this county at the date of death.
- 4. No Personal Representative has been appointed in this state or elsewhere.
- 5. Applicant has not received a Demand for Notice and is unaware of any demand for notice of any probate or appointment proceeding concerning the Decedent that may have been filed in this state or elsewhere.
- 6. The Decedent's Will dated October 6, 2012 accompanies this Application and is hereby filed with this Court and offered for probate.
- 7. The Applicant, to the best of her knowledge, believes the Will, dated October 6, 2012, to have been validly executed, and after the exercise of reasonable diligence, the Applicant is unaware of any instrument revoking the Will and believes that said Will constitutes Decedent's last Will.





IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA

IN THE MATTER OF THE ROBERT A. FAIMON FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF ROBERT A. FAIMON, Deceased.

No. PR17-19

LETTERS OF TRUSTEESHIP

THE STATE OF NEBRASKA

KNOWN ALL MEN BY THESE PRESENTS:

WHEREAS, DeAnn Kohmetscher filed an acceptance of Trusteeship dated the 2/5t day of December, 2018, and qualified as Trustee of the Testamentary Family Trust established by Article IV on page 2 of the Last Will and Testament of the above referred to Decedent, dated October 6, 2012, with all the authority granted to a Trustee by law;

NOW, THEREFORE, these Letters are issued as evidence of such appointment and qualifications and authority of DeAnn Kohmetscher to do and perform all acts which may be required by law.

WITNESS, the signature of a Judge of this Court on the  $21^{5^+}$  day of December, 2018.

BY THE COURT:

County Court Judge

FILED

DEC 21 2018

BY CLERK OF WEBSTER COUNTY COURT

NCLE Form 600a



000032864C45

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE	) No. PR 17 <u>- 19</u>	
OF	) LETTERS OF	
ROBERT A. FAIMON, Deceased.	) PERSONAL REPRESE	NTATIVE

THE STATE OF NEBRASKA

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on this 17th day of August, 2017, DeAnn Kohmetscher was appointed and qualified as Personal Representative of the above-named decedent by this Court or its Registrar, with all the authority granted to a personal representative by law;

NOW, THEREFORE, these Letters are issued as evidence of such appointment and qualifications and authority of DeAnn Kohmetscher, to do and perform all acts which may be required by law.

WITNESS, the signature of a Judge or Registrar of this Court, on the  $\cancel{11^{+6}}$  day of August, 2017.

WEBSTER Dudge Clerk May retrate

NCLE Form 303



\*\*\*\*\*\*\*\*\*\*

FILED

AUG 1 7 2017

BY CLERK OF WEBSTER COUNTY COURT

## Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item.

$\cap$	Ę

**FORM** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 그는! 9 2018 Mo. 42 / Day 28 Yr. -4<del>2</del>-Dav WEBSTER - 91 Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth R. Herz and glenda S. Herz Grantor's Name (Seiler) See Attached Street or Other Mailing Address 1982 Road 2500 Street or Other Mailing Address Zip Code 68957 State Zip Code City Citv State NE Lawrence Phone Number Phone Number is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address n/a Email Address n/a 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Mineral Interests-Producing Exempt Multi-Family Agricultural I IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo ☐ Partition Sheriff Other\_ Conservator Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Transfer on Death Irrevocable Trust Revocable Trust Was the property purchased as 10 Type of Transfer Distribution Foreclosure part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Trustee to Beneficiary Auction Easement □ Gi⊕ Life Estate Sale ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No ✓ Yes No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$153,900 ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? Yes ₩ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Ag Land Grantees 18a V No address assigned 18b Vacant land 20 Legal Description See Attached 57+-21 If agricultural, list total number of acres 153,900.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 153,900100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-756-7404 Kenneth R. Herz Phone Number Print or Type Name of Grantee or Authorized Representative Grantee /2018 Title Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day Authorized by Neb. Rev. Stat. \$6 76-214, 77-1327(2) Nebraska Department of Revenue

Kenneth H. Rempe and Janet Rempe 310 East 11<sup>th</sup> Street Superior, NE 68978

Kathryn E. Sinner and Gregory L. Sinner 345 Sunset Drive Doniphan, NE 68832 402-469-2054

Marilyn R. Just and Garry Just 1030 North 79<sup>th</sup> Street Lincoln, NE 68505

Teresa A. Bower and Jerry Bower 11161 North 144<sup>th</sup> Street Waverly, NE 68642

Lynette A. Hofstetter and William J. Hofstetter 2438 X Road Lawrence, NE 68957 The Southeast Quarter (SE½) of Section Thirty-five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land situated therein and legally described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE½), thence N 00°19'06"W, along West line of said Southeast Quarter (SE½), 2640.71 feet to the Northwest corner of said Southeast Quarter (SE½), thence N89°34'15"E, along the North line of said Southeast Quarter (SE½), 1345.11 feet; thence S00°21'25"E, 1030.71 feet; thence S39°42'47"E, 1316.58 feet; thence S01°36'54"E, 597.78 feet to the South line of said Southeast Quarter (SE½); thence S89°44'47"W, along the South line of said Southeast Quarter (SE½), 2194.90 feet to the point of beginning.

PSK 2019, Ag 50

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 2014 A.D., 20 P at 3:30 o'clock P M. Recorded in Book 2019 on Page Po 50 - 51 County Clerk 10 00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMPTAX
Date 1119
\$ 34650 by 04

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

### WARRANTY DEED

Kathryn E. Sinner, individually, and as spouse of Gregory L. Sinner, and as Attorney-in-Fact for Kenneth H. Rempe and Janet Rempe, husband and wife, Marilyn R. Just and Garry Just, wife and husband, Teresa A. Bower, also known as Teresa Arlene Bower and Jerry Bower, wife and husband, Lynette A. Hofstetter and William J. Hofstetter, wife and husband and Gregory L. Sinner, husband of Kathryn E. Sinner; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Kenneth R. Herz and Glenda S. Herz, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirty-five (35), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land situated therein and legally described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE¼), thence N 00°19'06"W, along West line of said Southeast Quarter (SE¼), 2640.71 feet to the Northwest corner of said Southeast Quarter (SE¼), thence N89°34'15"E, along the North line of said Southeast Quarter (SE¼), 1345.11 feet; thence S00°21'25"E, 1030.71 feet; thence S39°42'47"E, 1316.58 feet; thence S01°36'54"E, 597.78 feet to the South line of said Southeast Quarter (SE¼), thence S89°44'47"W, along the South line of said Southeast Quarter (SE¼), 2194.90 feet to the point of beginning.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;

(3) warrant and will defend title to the real estate against the lawful claims of all persons.
Executed January 10, 2019.
Kathryn E. Sinner
STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS )
The foregoing instrument was acknowledged before me on January /Ö, , 2019 by Kathryn E. Sinner, individually, and as spouse of Gregory L. Sinner, and as Attorney-in-Fact for Kenneth H. Rempe and Janet Rempe, husband and wife, Marilyn R. Just and Garry Just, wife and husband, Teresa A. Bower, also known as Teresa Arlene Bower and Jerry Bower, wife and husband, Lynette A. Hofstetter and William J. Hofstetter, wife and husband and Gregory L. Sinner, husband of Kathryn E. Sinner.
GENERAL NOTARY-State of Nebraska JANINE M. RUHTER  My Comm. Exp. Feb. 27, 2022  Notary Public
My commission expires: $\frac{3/37/3032}{}$

## NEBRASKA Good Life, Great Service.

## Real Estate Transfer Statement

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the item.

FORM **521** 

Authorized by Neb. Rev. Stat. \$\$ 76-214, 77-1327(2)

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2019 11 2019 1 Day\_ WEBSTER - 91 Mo. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Eugene F. Hubl and Eileen M. Hubl See attached Street or Other Mailing Address 2151 Road 2400 Street or Other Mailing Address City City Lawrence State Zip Code State Zip Code NE 68957 Phone Number 984-0667 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address n/a Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Mineral Interests-Nonproducing ☐State Assessed Mobile Home Single Family ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Recreational ☐ IOLL Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Executor 9 Was the property purchased as part of an IRS like-kind exchange? Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Auction Easement Gift Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) ✓ No Court Decree 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$<del>915,90</del>6 915, 906 ₩ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) 

Yes Ruhter Auction & Realty No **₩** No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantees 18a V No address assigned 18b 🗸 Vacant land 20 Legal Description See Attached 295.49+-21 If agricultural, list total number of acres 23 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Eugene F. Hubl YOQ 984-0667 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 1/ **//** /2019 Title Date For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day 1

Nebraska Department of Revenue

Kenneth H. Rempe and Janet Rempe 310 East 11<sup>th</sup> Street Superior, NE 68978

Kathryn E. Sinner and Gregory L. Sinner 345 Sunset Drive Doniphan, NE 68832 402-469-2054

Marilyn R. Just and Garry Just 1030 North 79<sup>th</sup> Street Lincoln, NE 68505

Teresa A. Bower and Jerry Bower 11161 North 144<sup>th</sup> Street Waverly, NE 68642

Lynette A. Hofstetter and William J. Hofstetter 2438 X Road Lawrence, NE 68957 The Northwest Quarter (NW¼) of Section Thirteen (13), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 13, this being the Place of Beginning; thence N89°42'53"E (assumed bearing) on the North line said Northwest Quarter for a distance of 2608.63 feet to the Northeast corner said Northwest Quarter; thence S00°07'19"E on the East line said Northwest Quarter for a distance of 2638.40 feet to the Southeast corner said Northwest Quarter; thence S89°46'03"W on the South line said Northwest Quarter for a distance of 2623.47 feet to the Southwest corner of said Northwest Quarter; thence N00°12'34"E on the West line said Northwest Quarter for a distance of 2636.07 feet to the Point of Beginning, subject to county road right of way on the north and west.

The Southwest Quarter (SW¼) of Section Thirteen (13), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land as described in Deed Record Book 2018, Page 639, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 13, this being the Place of Beginning; thence N00°12′40″E (assumed bearing) on the West line said Southwest Quarter for a distance of 2636.14 feet to the Northwest corner said Southwest Quarter; thence N89°46′03″E on the North line said Southwest Quarter for a distance of 2623.47 feet to the Northeast corner said Southwest Quarter; thence S00°07′19″E on the East line said Southwest Quarter for a distance of 2626.69 feet to the Southeast corner said Southwest Quarter; thence S89°33′49″W on the South line said Southwest Quarter for a distance of 81.39 feet to the Southeast corner of a tract of land as described in said Book 2018, Page 639; thence N00°24′53″W on the East line said tract for a distance of 904.96 feet to the Northeast corner said tract; thence S89°35′41″W on the North line said tract for a distance of 1165.85 feet to the Northwest corner of said tract; thence S00°25′49″E on the West line said tract for a distance of 905.46 feet to the Southwest corner of said tract and the South line said Southwest Quarter; thence S89°33′49″W on the South line said Southwest Quarter for a distance of 1391.82 feet to the Place of Beginning, subject to county road right of way on the south and west.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of Server A.D., 20 9, at 3:38.

o'clock P. M. Recorded in Book 609 on Page 50-51 County Clerk 510-60 County Clerk 510-60 Assessor Carded Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1 11 19
\$ 3.00.00 By 01.5

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

### WARRANTY DEED

Kathryn E. Sinner, individually, and as spouse of Gregory L. Sinner, and as Attorney-in-Fact for Kenneth H. Rempe and Janet Rempe, husband and wife, Marilyn R. Just and Garry Just, wife and husband, Teresa A. Bower, also known as Teresa Arlene Bower and Jerry Bower, wife and husband, Lynette A. Hofstetter and William J. Hofstetter, wife and husband and Gregory L. Sinner, husband of Kathryn E. Sinner; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Eugene F. Hubl and Eileen M. Hubl, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW½) of Section Thirteen (13), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska being described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 13, this being the Place of Beginning; thence N89°42'53"E (assumed bearing) on the North line said Northwest Quarter for a distance of 2608.63 feet to the Northeast corner said Northwest Quarter; thence S00°07'19"E on the East line said Northwest Quarter for a distance of 2638.40 feet to the Southeast corner said Northwest Quarter; thence S89°46'03"W on the South line said Northwest Quarter for a distance of 2623.47 feet to the Southwest corner of said Northwest Quarter; thence N00°12'34"E on the West line said Northwest Quarter for a distance of 2636.07 feet to the Point of Beginning, subject to county road right of way on the north and west.

The Southwest Quarter (SW¼) of Section Thirteen (13), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land as described in Deed Record Book 2018, Page 639, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 13, this being the Place of Beginning; thence N00°12'40"E (assumed bearing) on the West line

said Southwest Quarter for a distance of 2636.14 feet to the Northwest corner said Southwest Quarter; thence N89°46'03"E on the North line said Southwest Quarter for a distance of 2623.47 feet to the Northeast corner said Southwest Quarter; thence S00°07'19"E on the East line said Southwest Quarter for a distance of 2626.69 feet to the Southeast corner said Southwest Quarter; thence S89°33'49"W on the South line said Southwest Quarter for a distance of 81.39 feet to the Southeast corner of a tract of land as described in said Book 2018, Page 639; thence N00°24'53"W on the East line said tract for a distance of 904.96 feet to the Northeast corner said tract; thence S89°35'41"W on the North line said tract for a distance of 1165.85 feet to the Northwest corner of said tract; thence S00°25'49"E on the West line said tract for a distance of 905.46 feet to the Southwest corner of said tract and the South line said Southwest Quarter; thence S89°33'49"W on the South line said Southwest Quarter for a distance of 1391.82 feet to the Place of Beginning, subject to county road right of way on the south and west.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed January 9, 2019.

Hothy l. Senne
Kathryn E. Sinner

STATE OF NEBRASKA )
) ss.
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on January 4, 2019 by Kathryn E. Sinner, individually, and as spouse of Gregory L. Sinner, and as Attorney-in-Fact for Kenneth H. Rempe and Janet Rempe, husband and wife, Marilyn R. Just and Garry Just, wife and husband, Teresa A. Bower, also known as Teresa Arlene Bower and Jerry Bower, wife and husband, Lynette A. Hofstetter and William J. Hofstetter, wife and husband and Gregory L. Sinner, husband of Kathryn E. Sinner.

GENERAL NOTARY-State of Nebraska
JANINE M. RUHTER
My Comm. Exp. Feb. 27, 2022

Notary Public

My commission expires:

# Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.

FORM 521

	The deed will not be recorded	d unless this statemer	nt is signed and items 1-25 are accurated	y complete	<u>d.</u>	
1 County Name	2 County Number			Date of Deed	47 2010	
WEBSTER - 91  ▼			Mo. 1 Day 17 Yr. 2019 Mo. 1 Day 17 Yr. 2019			
	Idress, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone	(Please Print	)	
Grantor's Name (Seller) roger L. Bohrer and Lila J. Bohrer			Grantee's Name (Buyer) Gary L. Meyer and Beverly K. M	eyer		
Street or Other Mailing	Address		Street or Other Mailing Address 1045 N Franklin St			
341 W 10th Ave	State	Zip Code	City	State	Zip Code	
Red Cloud	NE	68970	Red Cloud	Ne	68970	
Phone Number (402) 746-4618	·		Phone Number Is the grantee as If Yes, is the grant			
Email Address			Email Address			
n/a	ation Number. Check one box in categ	ories A and B. Check C i	n/a			
(A) Status	and Hallbert Officer one Dox in Galeg		) Property Type		(C)	
↓ Improved	Single Family Inc	dustrial [	Mineral Interests-Nonproducing	State Assess		
Unimproved	· <b>=</b>	pricultural [	Mineral Interests-Producing	Exempt		
☐ IOLL	Commercial Re	ecreational				
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partition Sho	eriff	Other	
Bill of Sale	Corrective	_		st/Trustee		
Cemetery _	Death Certificate - Transfer on Death		nera! Quit Claim V Wa			
<ol> <li>Was the property puper of an IRS like-k</li> </ol>	kind exchange?	DistributionForecl		it 📙	Transfer on Death	
(I.R.C. § 1031 Excha	ange)Auction	Easement Gift	Life Estate Sale		Trustee to Beneficiary	
Yes 🔽 I	No Court Decree sferred in fuli? (If No, explain the division	_ • _	or Trust Partition Satisfaction of   12 Was real estate purchased fo		Other (Explain)  If No. state the intended use.)	
	No		Yes			
13 Was the transfer bety	ween relatives, or if to a trustee, are the	trustor and beneficiary rela	atives? (If Yes, check the appropriate box.)			
Yes V	No Aunt or Uncle to Niece or Neg	phew 🔲 Family Corp., F	Partnership, or LLC Self	□ c	Other	
	Brothers and Sisters	Grandparents	and Grandchild Spouse			
	Ex-spouse	Parents and Ci	<del></del> · ·	•		
14 What is the current m	narket value of the real property?		15 Was the mortgage assumed? (If Yes, state	the amount a	nd interest rate.)	
\$15,000			Yes		%	
Yes V	e divide a current parcel of land?		17 Was transfer through a real estate agent or of the agent or title company contact.)	a title compai	ny? (If Yes, include the name in Title, LLC	
18 Address of Property			19 Name and Address of Person to Whom the			
Lots						
18a 🗸 No address ass	signed 18b 🗸 Vacant land					
20 Legal Description						
			ock 2; Lots 1 through 12, inclusive,			
		nciusive, Block 4; a	all in Fairview Subdivision to the C	ity of Ked	Cloud, Webster	
County, Nebrasi	ka.					
21 If agricultural, list tota	ıl number of acres	·				
00 T to large to 1	Paragraph	.1		\$	15,000,00	
22 Total purchase pri	ice, including any liabilities assume	a		\$	15,000,00	
23 Was non-real prop	perty included in the purchase?	Yes 🔽 No (If Yes, er	nter dollar amount and attach itemized list.)	23		
24 Adjusted nurchase	e price paid for real estate (line 22	minus line 23)		24  \$	15,000,00	
					· L	
V	exempt from the documentary stam			مرسد فمالمدا لم		
	nd that I am duly authorized to sign this		nt and that it is, to the best of my knowledge ar	ia beliet, irde,	complete, and	
Gar <sub>M</sub> L	Meyer				(402) 746-4698	
sign Print	pe Name of Grantee or Authorized Rep	presentative	Crantas		Phone Number	
_	Will lette		Grantee		1/17/2019 	
here many	e of Grapheelof Authorized Representativ	ve	(Inc			
ن ن		ister of Deed's Use On			For Dept, Use Only	
26 Date Deed Recorded	7 19 \$ 22 70	Exempt Number	28 Recording Data			
Mo. 1 Day 1		<u> </u>	8× 2019, Pq 75	and a size of the	Par Clat 82 20 044 27 1005(2)	
Nebraska Department of Reve Form No. 96-269-2008 9-2017	enue 7 Rev. Supersedes 96-269-2008 Rev. 2-2016		) AI	umonzed by Net	o. Rev. Stat. §§ 76-214, 77-1327(2)	

733.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17th day
CIGIN 2 OUTCE OF SOID COUNTY CHR
of January A.D., 2019, at 10:31
o'clock A M. Recorded in Book 2019
on Page 75
Uli rese
Louise Petsch County Clerk
\$10.00 CLH Deputy
lad Comp Assessor Carded

State of Nebraska 7

NEBRASKA DOCUMENTARY
STAMP TAX
Date 117 19
\$ 33.75 By OWN

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

#### JOINT TENANCY WARRANTY DEED

Roger L. Bohrer and Lila J. Bohrer, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Gary L. Meyer and Beverly K. Meyer, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) through Twenty-four (24), inclusive, Block One (1); Lots One (1) through Twenty-four (24), inclusive, Block Two (2); Lots One (1) through Twelve (12), inclusive, and Lots Nineteen (19) through Twenty-four (24), inclusive, Block Three (3); and Lots Thirteen (13) through Twenty-four (24), inclusive, Block Four (4), all in Fairview Subdivision to the City of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantees that Grantors:

(1) are lawfully seised of such real estate and that it is free from encumbrances;

(2) have legal power and lawful authority to convey the same;

(3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed January 17, 2019.

Roger L. Bolirer

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

)

The foregoing instrument was acknowledged before me on January / , 2019 by roger L. Bohrer and Lila j. Bohrer, husband and wife.

GENERAL NOTARY - State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. August 27, 2021

Notary Public



## **Real Estate Transfer Statement**

**FORM 521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

	The deed will not be rec	corded unless this stateme	ent is signed and items 1-25 are accurately co	
1 County Name	2 County Nu	mber		of Deed 14 2019
	WEBSTER - 91			Day 11,
L	dress, and Telephone (Please i	Print)	6 Grantee's Name, Address, and Telephone (Ple	ase Print)
Mike Holling/Nadine Holmes, Co-PR Est of Lyle Shipley			Grantee's Name (Buyer) Mike Holling/Nadine Holmes,Co-Tte	ee Lyle D. Shipley Test. T
Street or Other Mailing 404 Shelton Dr			Street or Other Mailing Address c/o Nadine Holmes, 404 Shelton Dr	
Smith Center	State KS	Zip Code 66967		
Phone Number (785) 282-5838			Phone Number (785) 282-5838 Is the grantee a 501(c) If Yes, is the grantee a	
Email Address			Email Address	
7 Property Classifica	ation Number. Check one box ir	categories A and B. Check C	if property is also a mobile home.	
(A) Status	*	(	3) Property Type	(C)
[] Improved	Single Family	Industrial		e Assessed
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing Exe	mpt
IOLL	Commercial	Recreational		<b>_</b>
8 Type of Deed	Conservator Corrective		and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Tr	Other
Cemetery	Death Certificate – Transfer on	= ==	fineral Quit Claim Warran	
9 Was the property p part of an IRS like-l	urchased as 10 Type of Tra	nsfer Distribution Fore	closure Irrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exch	lange)Auction	Easement Gift	☐ Life Estate ☐ Sale  Inter Trust ☐ Partition ☐ Satisfaction of Cont	Trustee to Beneficiary
Yes ✓  11 Was ownership trans	No Court De Sferred in full? (If No, explain the	<u> </u>		ract Other (Explain)ne use? (If No, state the intended use.)
✓ Yes ☐	No		Yes	
			latives? (If Yes, check the appropriate box.)	П от
✓ Yes L	No Aunt or Uncle to Niece Brothers and Sisters		Partnership, or LLC Self s and Grandchild Spouse	Other
	Ex-spouse	✓ Parents and	<b>=</b> '	ild
14 What is the current r	market value of the real property?	_	15 Was the mortgage assumed? (If Yes, state the a	
10.0	P 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Yes V No \$	%
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No			17 Was transfer through a real estate agent or a title of the agent or title company contact.) Yes	
18 Address of Property			19 Name and Address of Person to Whom the Tax	Statement Should be Sent
914 N Webster St			same as Grantee	
Red Cloud, NE 68		4		
20 Legal Description	signed 100 vacantian			
<b>y,</b>	n (19) Ninotoon (10	)) Twonty (20) Tu	venty one (21) and Twenty two (	22) Block Fourtoon
		· - · · · · · · · · · · ·	renty-one (21) and Twenty-two (	22), Diock i Ourteen
(14), Simul 6	MOOI & S AUGILIOIT I	o neu Ciduu, web	ster County, Nebraska.	
21 If agricultural, list tota	al number of acres	·		
22 Total purchase pr	rice, including any liabilities a	ssumed	22	\$ 0,00_
23 Was non-real pro	perty included in the purchas	e? Yes 🔽 No (If Yes,	enter dollar amount and attach itemized list.)	\$ 0 <mark>00_</mark>
24 Adjusted purchas	se price paid for real estate (li	ne 22 minus line 23)		\$ 0 <u>0</u> 00
25 If this transfer is a	exempt from the documentary	etamn tay list the evemntic	n number 15	
Un	der penalties of law, I declare to	nat I have examined this statem	ent and that it is, to the best of my knowledge and be	elief, true, complete, and
	and that I am duly authorized to si J. McCracken	gn this statement.		(402) 746-3613
Print or	Type Name of Grantee or Authoriz	zed Representative	<del> </del>	Phone Number
sign	MIN		Attorney	1/18/19
here Signatur	e of Grantee or Authorized Repre	sentative	Title	Dalte / '
_	· · · · · · · · · · · · · · · · · · ·	Register of Deed's Use (	<del> </del>	For Dept. Use Only
26 Date Deed Recorded	8 yr 19 27 Value of Sta	amp or Exempt Number	28 Recording Data  Rook 2019. Pa 103	
Nebraska Department of Rev		10014		zed by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this 18th day of 18th A.D., 2019, at 1:30 o'clock! M. Recorded in Book 2019 on Page 103

LOUISE POINT County Clerk
10.00 Deputy

Book 2019, Pg 103

NEBRASKA DOCUMENTARY
STAMP TAX
Date [-[8-[9]
\$ \$ 415 By 1/2

#### DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Mike Holling and Nadine Holmes, Co-Personal Representatives of the Estate of Lyle Dean Shipley, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 18-17, GRANTOR, conveys and releases to Mike Holling and Nadine Holmes, Co-Trustees of the Lyle Dean Shipley Testamentary Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed January 14, 2019.

ESTATE OF LYLE DEAN SHIPLEY, DECEASED.

Mike Holling, Co-Personal Representative

Nadine Holmes, Co-Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER) S.S.

The foregoing instrument was acknowledged before me on January 14, 2019, by Mike Holling and Nadine Holmes, Co-Personal Representatives of the Estate of Lyle Dean Shipley, Deceased.

Comm. expires:

GENERAL NOTARY - State of Nebraska
KORY MCCRACKEN
My Comm. Bp. August 27, 2022

Notary Public

# NEBRASKA

## Real Estate Transfer Statement

24

FORM **521** 

Authorized by Neb. Flev. Stat. §§ 76-214, 77-1327(2)

•To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life, Great Service · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. 01 Day 03 Yr. 2019 2019 Day .. WEBSTER-91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lark Nine LLC Grantor's Name (Seller) Celestine C. Král, Trustee of Sally Kral Revocable Trust Street or Other Mailing Address 543 S Webster St Street or Other Mailing Address 543 S Webster St Zip Code 68959 city Minden Zip Code State NE NE 68959 Minden Phone Number (308) 832-2357 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? √ No √ No Yes Phone Number (306) 832-2357 Email Address pgrams@live.com Email Address pgrams@live.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (8) Property Type State Assessed Industrial Mineral Interests-Nonproducing Mobile Home [ Improved Single Family ☐ Exempt Mineral Interests-Producing Unimproved ✓ Agricultural Multi-Family IOLL. Recreational Commercial : Other Sheriff Distribution Land Contract/Memo Partition 8 Type of Deed Personal Rep. **√** Trust/Trustee Bill of Sale Corrective Easement Lease Mineral Cuit Claim ☐ Warranty Cernetery Death Certificate - Transfer on Death ☐ Executor Irrevocable Trust Revocable Trust Was the property purchased as part of an IRS like-kind exchange? (LR.C. § 1031 Exchange) 10 Type of Transfer Transfer on Death Distribution Foreclosure Life Estate Sale Trustee to Beneficiary Auction Easement ✓ Gift Satisfaction of Contract Other (Explain) Court Decree Grantor Trust Partition Yes Yes √ No. Exchange 12 Was real estate purchased for same use? (If No, state the intended use 11 Was ownership transferred in full? (If No, explain the division.) V Yes Yes Yes ∏ No. ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other √ Yes Brothers and Sisters Grandparents and Grandchild □ Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Z No \$ \$2,473,910 Was transfer through a real estate agent or a title company? (If Yes, include the name 15 Does this conveyance divide a current parcel of land? of the agent or tale company contact.) Yes. ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Celestine C. Kral Agricultural-N/A 543 S Webster St Minden, NE 68959 18a / No address assigned 18b Vacant land 20 Legal Description See Attached Exhibit 1 640.7 21 If agricultural, list total number of acres 23 Was non-real property included in the purchase? Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 421-4646 Christine Vanderford, Attorney Print or Type Name of Grantee or Authorized Representative Phone Number Attorney / Authorized Representative 1/22/2019 pristing Vanderfora Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number Day <u>A</u>

#### **EXHIBIT 1**

- SE1/4 of Township 4 North, Range 12, Section 34, West of the 6th P.M., Webster County, Nebraska.
- SE1/4 of Township 3 North, Range 12, Section 1, West of the 6th P.M., Webster County, Nebraska.
- NE1/4 of Township 3 North, Range 12, Section 3, West of the 6th P.M., Webster County, Nebraska.
- NW1/4 & N1/2 of SW1/4 of Township 4 North, Range 12, Section 17, West of the 6th P.M., Webster County, Nebraska.

BK 2019, Pg 112

State of Nebraska Ss.  County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of 1.0. A.D., 2014, at 11:15 o'clock A.B. Recorded in Book 2019 on Page 112	NEBRASKA DOCUMENTARY STAMP TAX Date - 24-19 \$Exempt Sb By as
Abuse Potsch County Clerk   10.00	
[Space Above This Line for R	
CELESTINE C. KRAL, Trustee of the Sally Kral Revocable consideration of One Dollar (\$1.00) and other valuable considerati	e Trust dated November 26, 2012, as GRANTOR, in deration received from LARK NINE LLC, GRANTEE or Neb. Rev. Stat. §21-2101, et. seq., the following degally described as:  West of the 6th P.M., Webster County, Nebraska.  Webster County, Nebraska.  Webster County, Nebraska.  Webster County, Nebraska.  Webster County, Nebraska.
remainders, rents, issues, and profits thereof, subject to all easeme Executed: <u>January 3, 2019</u> .	ents of record.
GRANTOR: CELESTINE C. KRAL, SURVIVING	Trustee
STATE OF NEBRASKA ) ) ss. COUNTY OF LANCASTER )	
The foregoing instrument was acknowledged before me o	on January 3, 2019 by CELESTINE C. KRAL.
A GENERAL NOTARY-State of Nebraska CHRISTINE VANDERFORD My Comm. Exp. February 25, 2020	De Jane Pardo De NOTAR PUBLIC

Grantor's Name (Selier)

Grand Island

Email Address

Phone Number (308) 390-9777

(A) Status

10LL

Bill of Sale

Cemetery

(i.R.C. § 1031 Exchange)

✓ No

No

8 Type of Deed

Yes

✓ Yes

✓ Yes

\$191.410

Yes

18 Address of Property 613 W Saline Street

20 Legal Description

Blue Hill, NE 68930

18a No address assigned

21 If agricultural, list total number of acres \_\_\_

18b Vacant land

Unimproved

Street or Other Mailing Address

1 County Name

Good Life, Great Service DEPARTMENT OF REVENUE

**FORM** Real Estate Transfer Statement 521 • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Day. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph M. Brown and Lori J. Brown, Co-Trustees Joseph M. Brown and Lor<u>i J. Brown, husband and wife</u> Street or Other Mailing Address 2807 North Engelman Street 2807 North Engelman Street City Grand Island Zip Code Zip Code 68803 68803 NE NE √ No √ No Is the grantee a 501(c)(3) organization? Yes (308) 390-9777 If Yes, is the grantee a 509(a) foundation? Yes Email Address mick.brown@firstholiday.com mick.brown@firstholiday.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Mobile Home State Assessed Mineral Interests-Nonproducing Industrial Single Family Mineral Interests-Producing Exempt Multi-Family Agricultural Recreational Commercial Other Distribution Land Contract/Memo Sheriff Conservator Easement Lease Personal Rep. Trust/Trustee Corrective Death Certificate - Transfer on Death Quit Claim ✓ Warranty Executor ☐ Mineral Transfer on Death Irrevocable Trust ✓ Revocable Trust Was the property purchased as part of an IRS like-kind exchange 10 Type of Transfer Trustee to Beneficiary Life Estate Auction Gift Fasement Satisfaction of Contract Other (Explain) Court Decree Grantor Trust Partition Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ✓ Self Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Ves No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 15 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **✓** No

19 Name and Address of Person to Whom the Tax Statement Should be Sent

Joseph M. Brown and Lori J. Brown, Co-Trustees

2807 North Engelman Street Grand Island, NE 68803

Lots Six (6), Seven (7), Eight (8), and Nine (9)m Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska

22 Total purchase price, including any liabilities assumed	22	\$ 	00
23 Was non-real property included in the purchase? Yes ANO (If Yes, enter dollar amount and attach itemized list.)		\$ 0,	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4			

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (308) 728-3246 Jessica L.V. Piskorski Phone Number Print or Type Name of Grantee or Authorized Representative Attorney 01/21/2018 Date

here Signature of Grantee	or Authorized Representative	Title	Date
	Register of Deed's Us	e Only	For Dept. Use Only
26 Date Deed Recorded  Mo. L Day 34 Yr 14	27 Value of Stamp or Exempt Number \$ Fxom at #4	28 Recording Data RK 2019 Pa 114	

Title

Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

Nebraska Department of Bevenue

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK 2019, Pa 114

O / j · / · / , / · j · /
, )
NEBRASKA DOCUMENTARY
Date 1-24-(9
& Evern of til By
AT YOU'LL DA TO

Return To: Stowell, Geweke & Piskorski, P.C., L.L.O. P.O. Box 40 Ord, NE 68862

#### WARRANTY DEED

Joseph M. Brown and Lori J. Brown, husband and wife, GRANTORS, in consideration of ONE DOLLAR AND BETTER ESTATE PLANNING, received from GRANTEES, Joseph M. Brown, a/k/a Mick Brown, and Lori J. Brown, Co-Trustees of the Mick & Lori Brown Trust, convey to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), and Nine (9), Block Sixteen (16), Original Township of Blue Hill, Webster County, Nebraska

GRANTORS covenant with GRANTEES that GRANTORS:

- (1)are lawfully seised of such real estate and that it is free from encumbrances,
- have legal power and lawful authority to convey the same, (2)
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed this 2<sup>nd</sup> day of January, 2019.

Joseph M. Brown, Grantor		Lori J. Brown, Grantor
STATE OF NEBRASKA	)	
COUNTY OF HALL	)	ss:

The foregoing instrument was acknowledged before me on the 2<sup>nd</sup> day of January, 2019. by JOSEPH M. BROWN and LORI J. BROWN, husband and wife, Grantors.

GENERAL NOTARY - State of Nebraska JESSICA PISKORSKI My Comm. Exp. November 15, 2020

M:\cp18\7942.001\WD

# **REVENUE**

# **Real Estate Transfer Statement**

FORM

REVENUE	• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.									
****	The deed w	ill not be rec	orded unless th	is statemen			25 are accui	rately com	pleted.	
1 County Name		2 County Nur	nber	1	3 Date of Sale/Tr	ansfer	- 10	4 Date of	Deed	25 B
	WEBST	ER - 91			ļ	ay 25	• •	Mo		25 <sub>vr.</sub> 12
5 Grantor's Name, Addre	ess, and Teleph	none (Please P	rint)		6 Grantee's Nan	•	s, and Teleph	one (Please	Print)	
Grantor's Name (Selier)  James L. Utecht &		. Utecht			Grantee's Name Riley John	Sholtz				
Street or Other Mailing Ad 420 Road 3700	dress				Street or Other N 142 N Cher					
City Superior		State NE		Zip Code 68978	City Red Cloud			State NE		Zip Code 68970
Phone Number (402) 469-7263					Phone Number (402) 257-7	113	Is the grante If Yes, is the	ee a 501(c)(3 grantee a 5	3) organizatio 09(a) founda	on? Yes ✓ No ation? Yes ✓ No
Email Address jutecht@dahlsten.	.com				Email Address	2@gma	iil.com			
7 Property Classificatio		eck one box in	categories A and	B. Check C i	<u> </u>					
(A) Status				(B	Property Type					(C)
<ul><li>✓ Improved</li><li>☐ Unimproved</li><li>☐ IOLL</li></ul>	Single Far Multi-Fam Commerci	ily	Industrial Agricultural Recreational		Mineral Interes Mineral Interes	•	•	State /	Assessed	Mobile Home
Bill of Sale	Conservator Corrective Death Certificat	e – Transfer on	Distrib Easem Death Execut	nent 🔲 Le	nd Contract/Memo ase neral	Pers	onal Rep.	Sheriff Trust/Trus Warranty		ther
9 Was the property puropart of an IRS like-kind (I.R.C. § 1031 Exchanged Yes Yes No. 11 Was ownership transfe	ge) rred in full? (If N	10 Type of Tran Auction Court De	Easemer	nt Gift	Life Es	on	Sale Satisfaction	on of Contrac	Trust	sfer on Death ee to Beneficiary r (Explain) state the intended use.
13 Was the transfer betwe ☐ Yes ☑No	Aunt or	Uncle to Niece rs and Sisters	or Nephew	Family Corp., I	Partnership, or LLC and Grandchild hild		Self Spouse Step-parent an			
14 What is the current ma	rket value of the	e real property?			15 Was the mor	tgage assu No	ımed? (If Yes, \$	state the arr	ount and inte	erest rate.) %
\$26,000  16 Does this conveyance     Yes   No		parcel of land?			17 Was transfer	through a	· -	ent or a title	company? (I deal Title L	f Yes, include the name
18 Address of Property					19 Name and A	ddress of F	Person to Who	n the Tax St	atement Sho	uld be Sent
142 N Cherry Street Red Cloud, NE 6897					Grantee					
18a No address assig		Vacant lan	đ							
20 Legal Description  Lots Twenty-o  Addition to Re  21 If agricultural, list total	d Cloud,	Webster			ee (23) and	l Twen	ity-four (	24), Blo	ock Nine	e (9), Platt's
22 Total purchase pric	e, including a	ny liabilities a	ssumed					22	\$	26,000,00
23 Was non-real prope	erty included	in the purchas	se? ☐ Yes 🔽	No (If Yes, e	enter dollar amou	ınt and att	ach itemized	list.) 23	\$	
24 Adjusted purchase	price paid for	real estate (li	ne 22 minus line	23)		<i></i>		24	<b>3</b>	26,000 00
25 If this transfer is ex-	empt from the	documentar	v stamp tax. list t	the exemption	n number					
correct, and Riley J	d that I am duly ohn Sholtz	authorized to s	that I have examine ign this statement.		ent and that it is, to	o the best	of my knowied	dge and beli	ef, true, com	(402) 257-7113
sign Alle	o John 3	uthorized Repre	zed Representative		Title					Phone Number  1/25/19 Date
here ' Signatural	UI EMCLIES UI A	outonzou Hepte							1	r
		07 \/01:5 = 5 0	Register of De amp or Exempt Nu		nly 28 Recording D	ata				For Dept. Use Only
26 Date Deed Recorded	. 14	1 -	amp or Exempt Nu SO	iiiliyei		2019	Q II	5		
Mo Day		1 <sup>7</sup> 2	5.~~		T DIT	<u>au 1</u>	14.11		ed by Neb. Rev	. Stat. §§ 76-214, 77-1327(2

BK 2019, Pg 115

State of Nebraska 3ss. County of Webster
County of Webster J
properical index and filed for record in the
clock's office of said county this day
of Jan A.D., 2019 at 8:38
o'clock a.M. Recorded in Book 2019
on Page County Clerk
10.00 (1) Deputy
indCompAssessorCarded



RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

### **WARRANTY DEED**

JAMES L. UTECHT and SHELLEY Y. UTECHT, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, RILEY JOHN SHOLTZ, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Nine (9), Platt's Addition to Red Cloud, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

(1) are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record:

	gal power and lawful and will defend title s;				ll .
Executed the 25 4 d	ay of <u>January</u>		2019		
James L. Utecht	<del>7</del> -	·§	Shelley Y. Uteon	y Utulo	<del></del>
STATE OF NEBRASKA COUNTY OF NUCKOLLS The foregoing instrument was	) jss. ) acknowledged before me by	y James L. Utecht o	n the SH day of S	Tanuary	2019.
1 7.2 ACMINIT	RY - State of Nebraska ER M. JENSEN Exp. June 19, 2022	Públic Norary Sig Denni-C Print Name My Commission	- M Jens	<del>2</del> 022	
STATE OF NEBRASKA	) )ss. )		neck	Τ .	
j∥ JEN	acknowledged before me by  OTARY - State of Nebraska  NIFER M. JENSEN  1011. Exp. June 19, 2022	Print Name My Commission	mature Tenso	2022	2019.

# NEBRASKA Good Life, Great Service,

DEPARTMENT OF REVENUE

# **Real Estate Transfer Statement**

it "

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

	The deed will not be re	corded unless this statemen		25 are accurately completed.	
1 County Name	2 County N	umber	3 Date of Sale/Transfer	Yr. <u>2019</u> 4 Date of Deed Mo. <u>11</u> Da	ay 16 Yr. 2018
E Grantoria Nama Ad	WEBSTER - 91 Idress, and Telephone (Please	Drint\	<del></del>	s, and Telephone (Please Print)	y <u> </u>
Grantor's Name (Seller	<u>`</u>	LININ	Grantee's Name (Buyer)	s, and receptione (Frease Finity	
Forrest Blaine M	/lurray		Kathy L. Hoffmann	<b>**</b>	
Street or Other Mailing 40650 E 212	Address		Street or Other Mailing Add PO Box 63	ress	
City Polo	State MO	Zip Code <b>64671</b>	City Kenesaw	State NE	Zip Code <b>68956</b>
Phone Number			Phone Number (402) 469-1900	Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for	
Email Address unknown			Email Address none		
7 Property Classifica	ition Number. Check one box	in categories A and B. Check C		nome.	
(A) Status		, (B	) Property Type		(C)
	Single Family	industrial	Mineral interests-Nonproc	``	f Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producir	ig Exempt	
☐ IOLL	Commercial	Recreational	:	Поь Г	
8 Type of Deed Bill of Sale	Conservator Corrective		ınd Contract/Memo ☐ Parti ease ☐ Persi	tion Sheriff L onal Rep. Trust/Trustee	_ Other
Cemetery	Death Certificate - Transfer o		=	Claim Warranty	
9 Was the property puppert of an IRS like-k	urchased as 10 Type of Tra	<b>=</b> =	losure Irrevocable Trust	Revocable Trust	ransfer on Death
(I.R.C. § 1031 Exchi	ange)Auction		Life Estate	= =	rustee to Beneficiary
Yes /	No ✓ Court D sferred in full? (If No. explain the		or Trust Partition	Satisfaction of Contract Costate purchased for same use? (If	Other (Explain)
	No	· ulvisioni,	Yes	No	TVO, State the interloca aso.)
13 Was the transfer bet	ween relatives, or if to a trustee,	are the trustor and beneficiary rel	atives? (If Yes, check the appr	opriate box.)	
✓ Yes	No Aunt or Uncle to Nied			ielf 🗌 Otl	ner
	Brothers and Sisters	= '	=	pouse	
	✓ Ex-spouse	Parents and C	<del></del>	tep-parent and Step-child	
	market value of the real property	?		med? (If Yes, state the amount and	interest rate.)
\$1,356	ce divide a current parcel of land	?	Yes ✓ No	\$eal estate agent or a title company	? (If Yes_include the name
Yes V	•	•	of the agent or title com	pany contact.) Yes	No
18 Address of Property	•		19 Name and Address of P	erson to Whom the Tax Statement	Should be Sent
			Kathy L. Hoffmann		
			PO Box 63		
18a  No address ass 20 Legal Description	signed 18b U Vacant la	na 	Kenesaw, NE 68956		
	ots 11 & 12, Block	10, Vance's Addition	n to Guide Rock, \	Webster County, Nel	oraska.
21 If agricultural, list total	al number of acres	·			
22 Total purchase price, including any liabilities assumed					0,00
23 Was non-real pro	perty included in the purcha	ıse? 🗌 Yes 🔲 No (If Yes, e	enter dollar amount and atta	sch itemized list.) \$	<u> </u>
24 Adjusted purchas	se price paid for real estate (	line 22 minus line 23)		\$ <b>24</b>	0,00
25 If this transfer is e	exempt from the documenta	ry stamp tax, list the exemption	n number 12		
Un	der penalties of law, I declare	that I have examined this statement	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	f my knowledge and belief, true, o	omplete, and
correct, a	and that I am duly authorized to	sign tris statement.	Murca		372-234-1961
Print or 1	Type Name of Grantee or Author		500		Phone Number
sign	14 attructur	(MM) (Um	Attorney o	tlau	12-6-18
here Signatur	e of Grantee or Authorized Rep	resentative	Title	-	Date
		Register of Deed's Use O	nly		For Dept. Use Only
26 Date Deed Recorded	0 10 -	tamp or Exempt Number	28 Recording Data	<u> </u>	
Mo. Day A		empt #12	BK 2019, 1	4 17	Rev Stat 85 76-014 77-1307(2)
encesks i jonariment of Rou	zenne			es Authorized by Nob	MIDIX NOTES AN ARCHITA 77-1997/91

BK 2019,

State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Jan A.D., 20 19, at 8.54 o'clock A.M. Recorded in Book 2019 on Page 11 7 douse Petsch County Clerk ルム \_Deputy \_\_Comp\_

Assessor\_

Carded

NEBRASKA DOCUMENTARY STAMP TAX

### QUITCLAIM DEED

Forrest Blaine Murray, a single person, GRANTOR, former husband of Kathy L. Hoffmann, a single person, GRANTEE, in consideration of and pursuant to the Decree of Dissolution, Adams County, Nebraska District Court Case No. CI16-355, hereby quitclaims unto the said GRANTEE all rights, title, and interest in the following described real estate located in Adams County, Nebraska, more particularly described as:

East 70' of Lots 11 & 12, Block 10, Vance's Addition to Guide Rock, Webster County, Nebraska.

Executed on this 15 day of January, 2019.

Forrest Blaine Murray

STATE OF Missour COUNTY OF Ray

Forrest Blaine Murray, known to me to be the identical person who executed the foregoing Quitclaim Deed, appeared before me and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal on this 15 day of January then recorded slease return to: JANET LEA CROWLEY NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI RAY COUNTY COMM. #16382839 MY COMMISSION EXPIRES 1-8-2020

eather Swanson-Murray Wanson Murray Law b Box 2042 Clarney, HE 68848

# **Real Estate Transfer Statement**

FORM

For Dept. Use Only

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

521 · If additional space is needed, add an attachment and identify the item, The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 01 Mo. 01 Day 25 2019 WEBSTER - 91 6 Grantee's Name. Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Jeannie Fox Eston J. Jones Street or Other Mailing Address PO Box 22 Street or Other Mailing Address 626 N Franklin St State NE Zip Code 68961 Red Cloud State NE Zip Code Nelson 68970 Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ☐ Unimproved Multi-Family \_\_\_ Agricultural Mineral Interests-Producing Exempt LIOT Commercial Recreational 8 Type of Deed Conservator ] Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Life Estate Auction Easement Gift 🚺 Sale Trustee to Beneficiary Yes V No Exchange Court Decree **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No **√** Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sen 626 N Franklin St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 1.500.00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 0,00 23 1.500100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney here Signature of Grantee or Authorized Representative Title Register of Deed's Use Only

26 Date Deed Recorde

<sub>Day</sub> <u>2</u>8

27 Value of Stamp or Exempt Number

\$

28 Recording Data

Lots Nineteen (19), Twenty (20) and the North half of Lot Twenty-one (21), Block Two (2), Radcliff's Addition the the City of Red Cloud, Webster County, Nebraska.

Book 2019, Pg 128

State of Nebraska 355.
County of Webster 355.

Entered on the numerical index and filed for record in the Clerk's office of said county this 34 day of not and 150 day.

A.D., 20 9 at 3:35 o'clock 1. M. Recorded in Book 2019 on Page 138 county Clerk 150.00 peputy

#### WARRANTY DEED

Jeannie Fox, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), receipt of which is hereby acknowledged, conveys to Eston J. Jones, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20) and the North half of Lot Twenty-one (21), Block Two (2), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
  - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed January 25, 2019.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 25, 2019, by Jeannie Fox, a single person.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Conur. Exp. August 27, 2022

Notary Public

# Good Life. Great Service.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.

• If additional space is needed, add an attachment and identify the item. **FORM** 521

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number  WEBSTER Select County & County Number 45	3 Date of Sale/Transfer 4 Date of Deed Mo Day				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Granto's Name (Seller) BAILEY	Grantee's Name (Buyer)  DEKRICK & DUFFY & JOLENE K DUFFY  Street or Other Mailing Address				
Street or Other Malling Address /039 K035 AVENUE	Street or Other Mailing Address 650 50HW ST				
City HASTINGS NE 68901	Phone Number Is the grantee a 501(c)(3) organization? Yes No				
Phone Number	462-257-7025 If Yes, is the grantee a 509(a) foundation? Yes No				
Email Address	derrickeduffy@yahoo.com				
7 Property Classification Number. Check one box in categories A and B. Check C					
	) Property Type (C)				
Improved	Mineral Interests-Producing State Assessed Mobile Home  Mineral Interests-Producing Exempt				
	nd Contract/Memo Partition Sheriff Other				
Bill of Sale Corrective Easement Le	ease Personal Rep. Trust/Trustee				
9 Was the property purchased as 10 Type of Transfer Distribution Forec	elosure Irrevocable Trust Revocable Trust Transfer on Death				
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Gift	Life Estate Sale Trusfee to Beneficiary				
	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)				
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	Yes NoNoNo				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.					
	Partnership, or LLC Self Solf Other  and Grandchild Spouse				
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)				
35,000	Yes X No \$%				
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No				
18 Address of Property 415 UNIVERSITY STREET GUIDE ROCK NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent DERRICK DYFFY				
18a No address assigned 18b Vacant land	650 JOHN ST GUIDE ROCK NE 68942				
20 Legal Description	GUIDE ROCK NE 60772				
85' x 140' SE BLK 5 Guide Roo					
22 Total purchase price, including any liabilities assumed	22 \$ /200 OO				
23 Was non-real property included in the purchase? 🔀 Yes 🗌 No (If Yes, e	enter dollar amount and attach itemized list.)				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)					
25 If this transfer is exempt from the documentary stamp tax, list the exemption					
Under penalties of law, I declare that I have examined this statement					
correct, and that I am duly authorized to sign this statement	ent and that it is, to the best of my knowledge and belief, true, complete, and				
correct, and that I am duly authorized to sign this statement.  Printer type Name of Grantee or Authorized Representative	ent and that it is, to the best of my knowledge and belief, true, complete, and  402-257-102  Phone Number				
DERRICK E. DUFFY	ent and that it is, to the best of my knowledge and belief, true, complete, and  \( \frac{402-257-70}{20} \)  Phone Number  \( \lambda \frac{1}{20} \lambda \frac{4}{20} \)				
Printor Type Name of Grantee or Authorized Representative	Title  Tent and that it is, to the best of my knowledge and belief, true, complete, and  \( \frac{4\cdot 2-257-7\cdot 25}{Phone Number} \)  \[ \frac{1\lambda 9\lambda 2019}{Date} \]				
Print or Type Name of Grantee or Authorized Representative  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use O	402-257-1023   Phone Number				
sign here  Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	762-257-7625 Phone Number //89/2019 Title Date				

BK 2019, Pg 139

#### WARRANTY DEED

For good consideration, I Keron L. Bailey (Grantor) hereby bargain, deed and convey to Derrick E. Duffy and Jolene E.K. Duffy (Grantees), the following described land in Webster County, Nebraska, free and clear with WARRANTY COVENANTS; to wit:

615 University Street, Guide Rock, Webster County, Nebraska, more described as;

The Eighty-Five Feet (85') by One Hundred Forty Feet (140') of the Southeast (SE) Block Five (5), Guide Rock, Talbots Addition, Webster County, Nebraska.

Grantor, for itself and its heirs, hereby covenant with Grantee, its heirs, and assigns, that Grantor are lawfully selzed in fee simple of the above-described premises:

that it has a good right to convey; that the premises are free from all encumbrances;

that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantees, or its heirs or assigns, and at the expense of Grantees, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required;

and that the Grantor and its heirs will warrant and defend all of the property so granted to Grantees, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 5<sup>th</sup> day of 2018.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of orlook A.D., 20 9, at 0:14 o'clock A.M. Recorded in Book 00 on Page 139 - 140 County Clerk

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1 25 10
\$ 15.75 By (165)

STATE OF NEBRASKA

)55.

COUNTY OF Webster

On the 5th day of 100 2018, before me, a Notary Public, appeared Keron L. Bailey, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that such was their free and voluntary not

WITNESS my hand and official seal.

Notary Public

(Seal)

ABBEY HARIG
State of Nebraska-General Notary
My Commission Expires
September 28, 2020

**FORM** Real Estate Transfer Statement 521 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Day 28 Yr. 19 Mo. 01 Day 28 Yr WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Devon Cox and Chelsea Latham Donald G. Hoffman and Diane A. Hoffman Street or Other Mailing Address Street or Other Mailing Address 541 North Jefferson 505 North Jefferson State Zip Code City Red Cloud Red Cloud 68970 NE 68970 √ No √ No is the grantee a 501(c)(3) organization? Yes Telephone Number (402) 746-4524 If Yes, is the grantee a 509(a) foundation? Yes Email Address NA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing Mobile Home Single Family Industrial State Assessed √ Improved Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational Distribution ✓ Land Contract/Memo Partition Sheriff Other\_ 8 Type of Deed Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executor ☐ Mineral 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreciosure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Auction Easement ☐ Gift Trustee to Beneficiary Grantor Trust Partition Satisfaction of Contract Other (Explain) Notice of Contract ☐ Yes ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No. state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Yes Aunt or Uncle to Niece or Nephew Spouse Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Ex-spouse Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$67,000 Yes ✓ No 17 .Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **√** No Yes √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 505 North Jefferson Street, Red Cloud, NE 68970 Grantee 18a No address assigned 18b Vacant land 20 Legal Description See attached

21 If agricultural, list total number of acres 0.00 22 Total purchase price, including any liabilities assumed . . . . . . . . . 22 23 Was non-real property included in the purchase?  $\square$  Yes  $\square$  No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and

correct, and that I am duly authorized to sign this statement. Devon Cox Print or Type Name of Grantee or Authorized Representative

sign N		Grantee	1-18-19
here Signature of Grantee or Author	prized Representative	Title	Date
	Register of Deed's Use	e Only	For Dept. Use Only
6 Date Deed Recorded  Mo. 0 Day 29 Yr. 19 27	Value of Stamp or Exempt Number \$ exempt 13	28 Recording Data Book 2019, Pg 141-14	2
braska Department of Revenue	2000 5 7000	Authori	zed by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue Form No. 96-269-2008 7-2014 Rev. Supersedes 96-269-2008 Rev. 7-2013 Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2) in Subdivision of Annex Lot 12 to Red Cloud, Nebraska; and also a tract described as follows: Commencing at the Southeast corner of said Lot 12, Block 2, Subdivision of Annex Lot 12, thence South 40 feet; thence West 142 feet; thence North 40 feet; thence East 142 feet to the point of beginning.

State of Nebraska Ss.
County of Webster Ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 47 day
of Moure A.D., 2017, at 12:00
o'clock M. Recorded in Book 2019
on Page 141-143
DUISE 124-50 County Clerk
Local Page 141-143
Deputy

Book 2019, Pg 141

Return to: Theobald Law Office PO Box 423 Reed Cloud, NE 68970 NEBRASKA DOCUMENTARY
STAMP TAX
Date - 37-17
SECREPT 13 By 12

# NOTICE OF AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Donald G. Hoffman and Diane A. Hoffman, husband and wife, Seller, and Devon W. M. Cox and Chelsea D. Latham, husband and wife, Buyer, have entered into a Contract for Sale of Real Estate:

- 1. The Written Contract between the parties is dated January 29, 2019. The Sellers address is 541 North Jefferson Street, Red Cloud, Nebraska. The Buyers address is 505 North Jefferson Street, Red Cloud, Nebraska.
- 2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2) in Subdivision of Annex Lot 12 to Red Cloud, Nebraska; and also a tract described as follows: Commencing at the Southeast corner of said Lot 12, Block 2, Subdivision of Annex Lot 12, thence South 40 feet; thence West 142 feet; thence North 40 feet; thence East 142 feet to the point of beginning

- 3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.
- 4. Particulars: The Buyer is responsible to pay real property taxes for the year 2019 and all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by Theobald Law Office. The Seller and Buyer represent that when the deed of conveyance is placed of record, all consideration to be paid by the Buyer to the Seller will have been paid, at that time; and third parties may then rely upon the completion of the Written Agreement.

DATED: 01-28-2019

DATED: 01-28-19

DATED: 01-28-2019

Buyer

DATED: 01-28-2019

Buyer

Page 1 of 2.

Book 2019, Pg 142

# STATE OF NEBRASKA, COUNTY OF WEBSTER )ss:

On this 26 day of January, 2019, before me the undersigned, a Notary Public, in and for said county and state, personally came Donald G. Hoffman and Diane A. Hoffman, husband and wife, Seller, known to me to be the identical persons whose names are affixed to the foregoing contract and acknowledged the execution thereof to be their voluntary act and deed

Witness my hand and notarial seal the day and year last above written

GENERAL NOTARY - State of Nebraska

DON E. THEOBALD

My Comm. Exp. October 28, 2020

Waray Bublic

### STATE OF NEBRASKA, COUNTY OF WEBSTER )ss:

On this <u>78</u> day of January, 2019, before me the undersigned, a Notary Public, in and for said county and state, personally came Devon W. M. Cox and Chelsea D. Latham, husband and wife, Buyer known to me to be the identical persons whose names are affixed to the foregoing contract and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2020

Notary Public

# Good Life, Great Service,

**Real Estate Transfer Statement** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

31

**FORM** 521

The deed will not be recorded unless this statement		
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 1 Day 24 Yr. 2019 Mo. 1 Day	a4 yr. 2019
WEBSTER - 91	· · · · · · · · · · · · · · · · · · ·	<u> </u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Grantor's Name (Seller) STATE OF NEBRASKA	WILLA CATHER FOUNDATION	
Street or Other Mailing Address 1526 K ST., P.O. BOX 98940	Street or Other Mailing Address 413 N. WEBSTER ST.	
City         State         Zip Code           LINCOLN         NE         68509-8940	City State NE	Zip Code 68970
Phone Number (402) 471-8351	Phone Number (402) 746-2653 Is the grantee a 501(c)(3) organizatif Yes, is the grantee a 509(a) found	
Email Address BYRON.BROGAN@NEBRASKA.GOV	Email Address AOLSON@WILLACATHER.ORG	
7 Property Classification Number, Check one box in categories A and B. Check C if		(0)
	Property Type  Mineral Interests-Nonproducing  State Assessed	(C) Mobile Home
✓ Improved Single Family Industrial Unimproved Multi-Family Agricultural Industrial Ind	Mineral Interests-Nonproducing   State Assessed     Mineral Interests-Producing   ✓ Exempt	
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cometery Death Certificate – Transfer on Death Executor Min	se Personal Rep. Trust/Trustee	Other
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift  Yes No Court Decree Exchange Granto	osure Irrevocable Trust Revocable Trust Tra	insfer on Death istee to Beneficiary her (Explain) <u>LB379, 2018</u>
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	Yes No	o, state the interiord use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes ✓ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., P☐ Brothers and Sisters ☐ Grandparents and Ch	artnership, or LLC Self Other and Grandchild Spouse fild Step-parent and Step-child	FOUNDATION DONATION
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	
\$2,300,000	Yes ✓ No \$	/(6)/co. include the mans
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☐ No	of the agent or title company contact.) Yes	(II res, include the hame
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	rould be Sent
MULTIPLE - SEE LEGAL DESCRIPTION ATTACHMENT "A"	ASHLEY OLSON, EXECUTIVE DIRE	
18a No address assigned 18b Vacant land	413 N. WEBSTER ST., RED CLOUD	, NE 68970
20 Legal Description		
MULTIPLE - SEE LEGAL DESCRIPTION ATTACHM	MENT "A"	
, , , , , , , , , , , , , , , , , , , ,		
21 If agricultural, list total number of acres N/A	\$	
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?	ter dollar amount and attach itemized list.) 23	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number N.R.S. 76-902 (2)	
Under penalties of law, I declare that I have examined this statement correct, and that I am duty authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, co	mplete, and
Ashley Olino. Executive Director		(402) 746-2653
Sign Print or Type Name of Grantee or Authorized Representative	F	Phone Number 402,746,2653
here Signature of Grande or Authorized Representative	Executive Divector	Date
Register of Deed's Use On	lv	1 29 2519 For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	-
Mo. 1 Day 29 Yr. 19 \$ Exempt #2	BK 2019, Pa 143	
Nebraska Department of Revenue	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

#### **ATTACHMENT "A"**

\* \* \*

The Cather House, 245 N. Cedar (Childhood Home of Willa Cather), more particularly described as:

\*\*Lots 1, 2, and 3, Block 24, Original Town of Red Cloud, Webster County, Nebraska\*\*

and:

The Garber Bank, 338 N. Webster St., more particularly described as:

\*\*Lot 21, Block 31, Original Town of Red Cloud, Webster County, Nebraska\*\*

and:

The Grace Episcopal Church building and property,  $6^{th}$  & Cedar Streets, more particularly described as:

\*\*Lots 19, 20, 21, 22, 23, and 24, Block 6, Original Town, now the city of Red Cloud, Webster County, Nebraska\*\*

and:

The St. Juliana Catholic Church building and property, 3<sup>rd</sup> & Webster Streets, more particularly described as:

\*\*Lots 17, 18, 19, 20, 21, and 22, Block 3, Railroad Addition to the city of Red Cloud, Webster County, Nebraska\*\*

and:

The Burlington Depot building, Welch & Seward Streets, more particularly described as:

\*\*Lots 10, 11, 12, and 13, Block 19, Railroad Addition to the city of Red Cloud, Webster County, Nebraska\*\*

and:

\*\*Lots 1-9 and 20-28, Block 19, Railroad Addition to the city of Red Cloud, Webster County, Nebraska\*\*

and:

The Antonia Farmhouse (a/k/a the "Pavelka Farmstead"), RFD, more particularly described as follows:

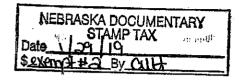
\*\*Commencing at the Northeast corner of the Southeast Quarter of Section 27, Township 4
North, Range 11 west of the sixth Principal Meridian, Webster County, Nebraska;
thence south 895 feet; thence west 155 feet to the point of beginning; thence west a distance
of 90 feet; thence south at a right angle a distance of 137 feet; thence east at a right angle a
distance of 90 feet; thence north a distance of 137 feet to the point of beginning\*\*

\* \* \*

BK 2019, Pg 143

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this Aday of Annon A.D., 20 19, at 1:54 o'clock P.M. Recorded in Book 2019 on Page 143 - 144 County Clerk 51/0.00 Assessor Carded



After recording, please return to: Byron J. Brogan, J.D, Administrative Manager 1526 K St., Suite 200 DAS/State Building Division P.O. Box 98940 Lincoln, NE 68509-8940

#### QUITCLAIM DEED

The STATE OF NEBRASKA and the NEBRASKA STATE HISTORICAL SOCIETY (collectively "Grantor"), in consideration of and pursuant to Nebraska LB 379 (2018) passed by the One Hundred Fifth Legislature of the State of Nebraska on Final Reading with the Emergency Clause on March 29, 2018; then approved and signed into law by the Hon. Pete Ricketts, Governor of the State of Nebraska on April 4th, 2018; thereafter approved by the Vacant Building and Excess Land ("VBEL") Committee on July 16, 2018; being in accordance with the executed Transfer Agreement between the Nebraska State Historical Society ("History Nebraska") and the Willa Cather Foundation ("National Willa Cather Center") on or about January 15, 2019; and for other good and valuable consideration received from Grantee, does hereby quitclaim, grant, bargain, sell, convey and confirm unto the WILLA CATHER FOUNDATION ("Grantee"), any and all right, title, and interest Grantor may have, or claim, to the following described real property in the City of Red Cloud, Nebraska, and Webster County, Nebraska, and which is more particularly described as:

The Cather House, 245 N. Cedar (Childhood Home of Willa Cather), more particularly described as:

\*\*Lots 1, 2, and 3, Block 24, Original Town of Red Cloud, Webster County, Nebraska\*\*

and:

The Garber Bank, 338 N. Webster St., more particularly described as:

\*\*Lot 21, Block 31, Original Town of Red Cloud, Webster County, Nebraska\*\*

and:

The Grace Episcopal Church building and property, 6<sup>th</sup> & Cedar Streets, more particularly described as:

\*\*Lots 19, 20, 21, 22, 23, and 24, Block 6, Original Town, now the city of Red Cloud, Webster County, Nebraska\*\*

and:

The St. Juliana Catholic Church building and property, 3<sup>rd</sup> & Webster Streets, more particularly described as:

\*\*Lots 17, 18, 19, 20, 21, and 22, Block 3, Railroad Addition to the city of Red Cloud, Webster County, Nebraska\*\*

and:

The Burlington Depot building, Welch & Seward Streets, more particularly described as:

\*\*Lots 10, 11, 12, and 13, Block 19, Railroad Addition to the city of Red Cloud, Webster County, Nebraska\*\*

and:

\*\*Lots 1-9 and 20-28, Block 19, Railroad Addition to the city of Red Cloud, Webster County, Nebraska\*\*

and:

The Antonia Farmhouse (a/k/a the "Pavelka Farmstead"), RFD, more particularly described as follows:

\*\*Commencing at the Northeast corner of the Southeast Quarter of Section 27, Township 4, North, Range 11 west of the sixth Principal Meridian, Webster County, Nebraska; thence south 895 feet; thence west 155 feet to the point of beginning; thence west a distance of 90 feet; thence south at a right angle a distance of 137 feet; thence east at a right angle a distance of 90 feet; thence north a distance of 137 feet to the point of beginning\*\*

To have and to hold the above-described premises together with all tenements, hereditaments, appurtenances, and improvements thereunto belonging unto Grantee and to Grantee's heirs, assigns, or successors in interest forever.

Dated: January 24, 2019.

THE STATE OF NEBRASKA, Grant

acon Jackson, Director artment of Administrative Services

STATE OF NEBRASKA

) ss.

COUNTY OF LANCASTER

On this 35<sup>-4</sup>day of January, 2019, before me, a Notary Public in and for said county and state, personally appeared Jason Jackson, known to me to be the identical person who subscribed his name to the foregoing Quitclaim Deed as Director of the Department of Administrative Services for the State of Nebraska, and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of said Department of Administrative Services, and the State of Nebraska.

GENERAL NOTARY - State of Nebraska
JEAN A. SALISBURY
My Comm. Exp. August 2, 2022

# 32

## NEBRASKA

**Real Estate Transfer Statement** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

FORM **521** 

II additional space is necucia, add an	
	t is signed and items 1-25 are accurately completed.  3 Date of Sale/Transfer  4 Date of Deed
1 County Name   2 County Number   Select County & County Number	Mo. 1 Day 14 Yr. 2019 Mo. 1 Day 14 Yr. 2019
	6 Crantee's Name Address and Telephone (Please Print)
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller) 2 0 1	Grantee's Name (Buver)
Village of Bladen	Grantee's Name (Buyer). Darrell S. Oeltien
Street or Other Mailing Address	Street or Other Mailing Address
City Bladen NE 68928	State State Zip Code NE 68928
Phone Nymber 756 - 1369	Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No
bladenclerk @ gtmc net	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C i	
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor Mi	neral Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
☐ Yes No ☐ Court Decree ☐ Exchange ☐ Grant  11 Was ownership transferred in full? (If No, explain the division.)  ☐ Yes ☐ No ☐ Court Decree ☐ Exchange ☐ Grant	r Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)  Yes No Qurden
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$ 1,815.00	Yes No \$ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Parcell S. Oeltjen
18a No address assigned 18b Vacant land	Bladen, NE 68928
20 Legal Description	
Lots one (1) and two (2), Block	Eighteen (18), Bladen Original
	~
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 \$ 1,000,00
23 Was non-real property included in the purchase?    Yes	nter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 00000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.  Village of Bladen, Debra	T Though 400 751-121.0
Print or Type Name of Grantee or Authorized Representative	J Thayer 402756-1369 Phone Number
sign Wohn Thaven	Was (Deak / BODALLE V30/2019
here Signature of Grantee of Authorized Representative	Title Date
Register of Deed's Use O	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
	1 a 10 1 1
Mo. 1 Day 30 Yr. 19 \$ 2.25	BK 2019, Pg 151  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK2019, Pg 151

NEBRASKA DOCUMENTARY
STAMP TAX
10 1-30-19
2:25 By ab

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of 30 A.D., 20 19 at 12:51 o'clock P.M. Recorded in Book 2019 on Page 151

County Clerk Deputy Ind Comp Assessor Carded OL

**QUITCLAIM DEED** 

Date

The Village of Bladen, Webster County, Nebraska, a Nebraska municipal corporation, **GRANTOR**, in consideration of ONE THOUSAND DOLLARS (\$1,000.00) received from **GRANTEE**, Darrell S. Oeltjen, receipt of which is hereby acknowledged, **QUITCLAIM AND CONVEY** to Darrell S. Oeltjen, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Eighteen (18), Bladen Original

Executed January 14, 2019.

VILLAGE OF BLADEN, WEBSTER COUNTY, NEBRASKA.

Meleah Armes, Chairperson

Village of Bladen

Attested:

Debra J Thayer, Village Clerk

Village of Bladen

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 14, 2019, by Meleah Armes, Village Chairperson, on behalf of the Village of Bladen.

Comm. Expires April 22, 2020

**Notary Public** 

General Notary State of Nebraska
My Commission Expires
April 22, 2020.

# NEBRASKA

## Real Estate Transfer Statement

**FORM** 

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

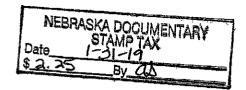
521 •To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life Great Service. If additional space is needed, add an attachment and identify the item. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. 6.3 Day 07 Yr. 18 Мо. -Select County & County Number 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) 4. Toan Jacobs is the grantee a 501(c)(3) organization? Phone Number If Yes, is the grantee a 509(a) foundation? No Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed / Improved Single Family Industrial Unimproved Mineral Interests-Producing Exempt Multi-Family Agricultural Recreational 10LL Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Quit Claim **W**Warranty Death Certificate - Transfer on Death Executor Mineral Irrevocable Trust Revocable Trust 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Transfer on Death 10 Type of Transfer Distribution Foreclosure Sale Auction Gift Life Estate Trustee to Beneficiary Satisfaction of Contract Other (Explain) Yes Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) X Yes No Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Grandparents and Grandchild Brothers and Sisters Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes X No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes \_ X No X No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent Jay De Armstrong
1054 Road 1400
Red Cloud NE 68970 18 Address of Property below See 18a No address assigned 18b Vacant land 20 Legal Description 35-43 Block 4 Garber's Second Addition Red Cloud, Webster Co, Nebraska 21 If agricultural, list total number of acres 22 22 Total purchase price, including any liabilities assumed . . . . . . . . 23 Was non-real property included in the purchase? 🗌 Yes 🔝 No (If Yes, enter dollar amount and attach itemized list.) 23 **00**10 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

a.*a*S

Day 31 Yr. 2019

BK2019, Pg 152

State of Nebraska Sss.
Entered on the numerical index and filed for record in the
Clerk's office of said county this 3   day
of Jan A.D., 2019, at 9:54 o'clock A.M. Recorded in Book 2019
on Page 152-153
Jound, Partick County Clerk  16.40 Deputy
IndCompAssessorCarded



#### WARRANTY DEED

THE GRANTOR(S),

- CARL JACOBS and JOAN JACOBS, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- JAY DE ARMSTRONG, 1054RP14QO, RED CLOUD, WEBSTER County, Nebraska, 68970,

the following described real estate, situated in RED CLOUD, in the County of WEBSTER, State of Nebraska:

Legal Description:

LOTS 35 THROUGH 43, BLOCK 4 , GARBER'S SECOND ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 000158302

BK 2019, Pg 153

NAMPA, Idaho, 83653 **Grantor Signatures:** DATED: **CARL JACOBS** JOAN JACOBS 15376 ST. HWY 78 15376 ST. HWY 78 MELBA, Idaho MELBA, Idaho 83641 83641 STATE OF IDAHO, COUNTY OF CANYON, ss: On this 7 day of Much, 2018, before me, ( pleas Lamb , personally appeared CARL JACOBS and JOAN JACOBS, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained. In witness whereof I hereunto set my hand and official seal. Notary Public Signature of person taking acknowledgment My commission expires 8388 Notary Address:

Deed Drafted By: JO AN JACOBS

PO BOX 3158

# NEBRASKA

# **Real Estate Transfer Statement**



FORM **521** 

Life. Great Service.

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 1 Day 31 Yr. 2019  4 Date of Deed  Mo. 1 Day 23 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
JK business Ventures, LLC	Bruce Culver, Trustee Solid Systems Street or Other Mailing Address
Street or Other Mailing Address 164 Avenida Orontes	Street or Other Mating Address
City State Zip Code Cathedral City CA 92234	City State Zip Code
Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   No   If Yes, is the grantee a 509(a) foundation?   Yes   No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
	Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☑ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate ~ Transfer on Death ☐ Executor ☐ Min	
9 Was the property purchased as 10 Type of Transfer Distribution Foreck	
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Granto	r Trust Partition Satisfaction of Contract Other (Explain) Correct grantee
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artinership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	ild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the real property?	Yes VN \$%
\$1,555  16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
☐ Yes    ✓ No	of the agent or title company contact.)   Yes Southern Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
106 N Cherry St	Todd and Lisa Mahin 105 N Cherry St
Neu Cloud, INE 00370	Red Cloud, NE 68970
18a No address assigned 18b Vacant land	
20 Legal Description	Sixteen (16) Block Nine (0) Blottle First Addition to
Lots Thirteen (13), Fourteen (14), Fifteen 915) and S	axteen (16), block Nine (9), Platt's First Addition to
Red Cloud, Webster county, Nebraska	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	\$ 0,00
	ter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 4
Under penalties of law, I declare that I have examined this statemen	at and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.  Teresa Theobald	(402) 746-2246
Print or Type Name of Grantee or Arthorized/Representative	Phone Number
sign	Title Agent 1/31/2019
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 31 Yr. 19 \$ Exempt # 4	RK 2019 Ha 171-172
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebrasi County of Webs	ka 🕽 ss.		
County of Webs	ter <b>J</b>		
		Entered	
numerical index			
Clerk's office of			
of Jun_A	.D., 20 <u></u>	<u>1</u> ., at_	1:10
o'clock PM.	Recorded	in Book	2019
on Page 17	リフム	_	
Louise Pe	tach	_Count	y Clerk
6.00		$\omega$	Deputy
Ind Comp	Assessor	Carc	ied

BK2019, Pg 171

NEBR	ASKA DOCUMENTARY STAMP TAX
Date	1-31-19
\$ F7XA	I PY DY VE

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

#### CORRECTIVE QUITCLAIM DEED

JK Business Ventures, LLC, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Bruce Culver, Trustee of Solid Systems Trust, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine (9), Platt's First Addition to Red Cloud, Webster County, Nebraska

\*\*\*Corrects the Quitclaim Deed recorded February 13, 2014 in Book 2014, Page 359 in the records of Webster County, Nebraska.

Executed January 23, 2018.

JK Business Ventures, LLC

Kenneth R. Spreng, Member

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me on by Kenneth R. Spreng, Member, JK Business Ventures, LLC.

, 2018

See attached Notary Notary Public

BK2019, Pg 172

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMEI	NT	CIVIL CODE § 1189
A notary public or other officer completing this certificate ver to which this certificate is attached, and not the truthfulnes:	*	signed the document
State of California Riverside  County of Riverside  On 1/23/2019 hoforo mo	Genesa Williams;	Notary Publi
Date 1/	Here Insert Name and Title of t	he Officer
personally appeared	Name of Signer (4)	9
who proved to me on the basis of satisfactory eviden to the within instrument and acknowledged to me the authorized capacity(les), and that by his/iner/their sign upon behalf of which the person(s) acted, executed the	at he/s <del>he/the</del> y executed the same in lature( <b>3)</b> on the instrument the perso	his/her/their
GENESA WILLIAMS Notary Public - California Riverside County Commission # 2156909 My Comm. Expires Jun 17, 2020	I certify under PENALTY OF PERJULIANS of the State of California that paragraph is true and correct.  WITNESS my hand and official seasons of the State of California that paragraph is true and correct.	the foregoing
Place Notary Seal and/or Stamp Above	Signature of No	etary Public
Completing this information can	deter alteration of the document or form to an unintended document.	
Description of Attached Document Title or Type of Document:	e Quitclain Deed  Number of Pa	ges: 1
Signer(s) Other Than Named Above:	NO	
Capacity(ies) Claimed by Signer(s)  Signer's Name:  Corporate Officer — Title(s):  Partner — Limited General Individual Attorney in Fact Trustee Guardian of Conservator Other: Signer is Representing:	☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ Gener ☐ Individual ☐ Attorn ☐ Trustee ☐ Guardia ☐ Other:	al ey in Fact an of Conservator

©2017 National Notary Association

State of Nebraska }ss.
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day
of Jan A.D., 20 9, at 3.40
orchook P.M. Recorded in Book 2019 147-148 County Clerk **Ob** Deputy 16.00 Assessor\_\_\_Carded\_\_ Comp\_

When recording is complete return to: Duncan, Walker, Schenker & Daake, P.C., L.L.O. P. O. Box 207 Franklin, NE 68939

### TITLE OF DOCUMENT: CERTIFIED DEATH CERTIFICATE FOR DEEDS

Transfer on Death Deed

□ Joint Tenancy

Life Estate

□ Other

#### DEED RECORDED:

DATE

#### RECORDING INFORMATION

TRACT A:

12/11/1987

Book 87, Page 1389

TRACT B: 12/11/1987

Book 87, Page 1390

GRANTOR: STATE OF NEBRASKA

GRANTEE: BONNIE H. WILSON

#### LEGAL DESCRIPTION:

TRACT A:

The South Half (S½) of Section Thirty-four (34), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County.

Nebraska; and

An undivided one-half interest in and to the Southeast Quarter (SE¼) of Section Twenty-eight (28), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

TRACT B:

The North Half (N½) of Section Thirty-four (34), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County,

Nebraska; and

An undivided one-half interest in and to the Southeast Quarter (SE1/4) of Section Twenty-eight (28), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

#### STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OF ISSUANCE 1/2/2019

LINCOLN, NEBRASKA

RUSSELL FOSLER ASSISTANT STATE REGISTRAR DEPARTMENT OF HEALTH AND HUMAN SERVICES

Amended

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

18 13713

		Ն⊏	KILLI	CAIC	UF.	DEAI	л						
1. DECEDENT'S-NAME (First, Bonnie Harriett Wilso		Suffix)						2. SEX				ATH (Mo., Day, Yr	r.)
4. CITY AND STATE OR TERRITOR		JNTRY OF BIRTH	5a. AGE	- Last Bir	Birthday 5b. UNDER 1 YEAR			Female 5c, UNDER 1 DAY		October 3, 2018  Y 8. DATE OF BIRTH (Mo., Day, Yr.)		.]	
			{Yn	8.)		MOS.	DAYS	HOURS	MINS.	-			•
Inavale Nebraska			<u> </u>	97				<u> </u> _	1	Ma	ay 31, 1	921	
7. SOCIAL SECURITY NUMBER 506-22-5611 5 Sb. FACILITY-NAME (If not instituti				8a. PLAC			_		<b></b>				
등 506-22-5611 5 8b. FACILITY-NAME (If not instituti				HOSP		Inpati		OTHER	Nursin			Hospico Faci	Hity
Colonial Villa Nursing Hor	on, give street and n	umoer)				ER/Qt	utpatient		☐ Decode	nt's Ho	то		
	ne				. [	DOA			Other (	Specify	)		
Bc. CITY OR TOWN OF DEATH (Inc	ude Zip Code)						8d.	COUNTY	OF DEATH				
Alma 68920				<del></del>				Harlan					
9a. RESIDENCE-STATE Nebraska	9b. CC			l'		Y OR TO	WN						
	ļ VV	ebster			Bla	den	ge. APT. N	n ler	ZIP CODE		Т	g. INSIDE CITY LI	MITE
9d. STREET AND NUMBER 1355 Road 500 10a. MARITAL STATUS AT TIME OF							36. A. 1. 14		8928		- 1	YES 🗵	
10a. MARITAL STATUS AT TIME OF	DEATH Married	Never Married	10b, N	AME OF S	SPOUS	E (First,	Middle,		uffix) if wife	e, give n	naiden na		
Married, but separated 🔀 🕽	Vidowed Divon	sed 🗋 Unknown	Johr	anv V	Vilsor								
Married, but separated X	idio, Last, Sut	fix)	1 00111	<del></del>			NAME (Fin	st. Mic	dle, Mai	iden Su	mame)	-	
Otto Skielver				i	Elsi		mbrecht	,	,		,		
	Give dates of service	o if Yes. 14a. In	IFORMAN	T-NAME						14b.	RELATIC	NSHIP TO DECED	ENT
(Yos, No, or Unk.) No		I .	Wilso	n						- 1	on		
15, METHOD OF DISPOSITION	16a. EMBALMER	-SIGNATURE				16	b. LICENSE	NO.		16c.	DATE (M	o., Day, Yr.)	
Burial □ Donation	Dayre Willia						0918			0	ctober 8	3, 2018	
Cremation Entombment Removal Other (Specify)	16d. CEMETERY,	CREMATORY OR	OTHER L	OCATION	Į .		CITY	/ TOWN				STATE	
Conter (specify)	New Virginia	Cemetery	:				Blac	len				Nebraska	
17a, FUNERAL HOME NAME AND M											[1	7b, Zip Code	
Simonson-Williams Funera	l Home, 241 W.	4th Ave., Red	Cloud, i	Vebrask	a						İ	68970	
		CAUSE OF DE	ATH (S	See inst	ructio	ons an	d examp	les)					
18, PART i, Enter the chain of events - disc respiratory arrest, or ventricular fibrill	ses, injuries, or complic	ations-that directly or	used the d	eath. DO NO	T enter	torminal e	Vents such as	cardiac arr	net,		APPRO	XIMATE INTERVA	Ĺ
	DIATE CAUSE:	a vilology. Do No i Xi		- Litter Oray	y como com	Abit Ott a til	Aug 860iti	OHER WINE II	Hocassary.		onest t	o death	
IMMEDIATE CAUSE (Final a) St	roke										1 Wee	⊋k	
disease or condition resulting													
Sequentially list conditions, if b)	O, OR AS A CONSE	DUENCE OF:									onset to	o death	
any, leading to the cause listed											;		
	O, OR AS A CONSE	QUENCE OF:									onset to	o death	
Enter the UNDERLYING CAUSE C) (disease or injury that initiated													
the events resulting in death) DUE T	O, OR AS A CONSEC	QUENCE OF:									onset t	o doath	
d)													į
18. PART II. OTHER SIGNIFICANT CO	NDITIONS-Condition	ns contributing to	the death	but not re	esultine	a in the u	enderivina a	ause givo	n in PART I	19,1	WAS MED	ICAL EXAMINER	
								_		0		ER CONTACTED?	?
9.5		.,							,		YES	XI NO	
20, IF FEMALE: .  Not pregnant within past year		21a, MANNER O	F DEATH   Homickle		- 1	21b. IF TI Dries	RANSPORT er/Operator	ATION IN				Y PERFORMED?	
Pregnant at time of death		Accident	-		,	Pass				YES	X	NO	
Not pregnant, but pregnant within 42		. – –		be datomi	- 1	Ped	estrine					FINDINGS AVAILA	
Not pregnant, but pregnant 43 days to			,			Othe	r (Spacity)		_ I	O COM:		QUSE OF DEATH?	
Unknown If pregnent within the past t		<u> </u>											
22a. DATE OF INJURY (Mo., Day, Yr.)	22b. TIME OF	INJURY 22c, PI	ACE OF	INJURY-A	t home	, tarm, s	treet, factor	y, office b	uliding, cor	nstructio	on site, et	tc. (Specify)	Ì
22d. INJURY AT WORK?   22e. DE	SCRIBE HOW INJUR	Y OCCURRED					<del></del>						$\dashv$
YES NO													
	a silitanian and		*Ora**									70.5	
22f. LOCATION OF INJURY - STREET	& NUMBER, APT.NO	J. CITY/	IOWN					STATE				ZIP CODE	]
235, DATE OF DEATH (Mo.,	Day, Yr.)			Ι	24H	. PATE S	SIGNED (Mo	., Day, Yr.	) 74	b. TIME	OF DEAT	ГН	
多量 October 3, 2018				SP.	L								
23b. DATE SIGNED (Mo., Da		ME OF DEATH		HYS.	24c	. PRONO	UNCED DE	AD (Mo., I	Day, Yr 🕽 24	d. TIME	PRONOL	INCED DEAD	
October 9, 2018		:10 AM			š	On the t	nin of a	tion r r	lounest'	la e	almina		-
October 3, 2018  23b. DATE SIGNED (Mo., Do October 9, 2018  23d. To the best of my knowledge and due to the cause(s) start  John M. Finkner, MD	ed, (Signature and Title)	, часе вли уписе		O GNE	Z4a.	the time,	shimase lo ele Galq žina elab	tuan andfor e and due k	mventigation (s) the dause	, in my o; ) stated. (;	amon desil Signalure o	nd Title)	J
John M. Finkner, MD				To be completed by CORONER'S PHYSICIAN or COUNTY ATTORNEY									ŀ
25. DID TOBACCO USE CONTRIBUTE	TO THE DEATH?	25a. HAS OR	GAN OR	TISSUE D	ONATI	ON BEEN	CONSIDER	RED? 2	ь. WAS CC	NSENT	GRANTE	07	
YES NO PROBA	BLY X UNKNOW	v ☐YES		N 🔀	0			Not	Applicable	if 26a is	NO [	YES NO	╝
27. NAME, TITLE AND ADDRESS OF J John M. Finkner, MD, 715 I			a Nebr	aska 69	8 <b>9</b> 20								7
28a, REGISTRAR'S SIGNATURE			., 14001	Sona, Ol				28h. F	ATÉ FIL FO	BY RF	SISTRAP	(Mo., Day, Yr.)	$\neg$
									otobor 7			···	1

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this The day of No. km. A.D., 20 19., at 10:57 o'ctock A.M. Recorded in Book 2019 on Page 113 113 County Clerk 51000 Assessor Carded

Index against: N/b 34-3-12 002412200

002412300 5/b 34-3-12 PLW 1-7-19

002411100 SE4 28-3-12

#### STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OF ISSUANCE 1/2/2019 LINCOLN, NEBRASKA RUSSELL FOSLER
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES



18 13713

2 DATE OF DEATH (Mr. Dou Vel

Amended

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

1. DECEDENTS-NAME (First, Mid	ile, Last, Suffi	x)					Fema	le	Octo	ober 3, 2018
Bonnie Harriett Wilson 4, CITY AND STATE OR TERRITORY,	OR FOREIGN COUNT	RY OF BIRTH	5a, AGE	- Last Birthda	ıy Sb. UND	ER 1 YEAR		ER 1 DAY		E OF BIRTH (Mo., Day, Yr.)
			(Yrs		MOS.	DAYS	HOURS	MINS.	_	
Inavale Nebraska			1	97		1			May	<u>/ 31, 1921</u>
7. SOCIAL SECURITY NUMBER				8a. PLACE (				_		
				HOSPITAL	_ 🔲 ineat	ient	OTHER	X Nursin	g Home/L	TC Hospice Facilit
Sb. PACILITY-NAME IN not institution,	give street and numb	ber)			☐ ER/O	utpatient		Deced	ent's Hom	e ( )
Outside Manager Home				1	DOA			Cther	(Specify)	
Colonial Villa Nursing Home 8c. CITY OR TOWN OF DEATH (Included				<del></del>		84	COUNTY	OF DEATH		
Alma 68920	e zip code)						Harlan	-		
9a. RESIDENCE-STATE	9b. COUN	ίΤΥ		9c.	CITY OR TO					
Nebraska	Web		: '		Bladen	:				
9d. STREET AND NUMBER	1 1,45	<del>, , , , , , , , , , , , , , , , , , , </del>			,	Se. APT.	NO. 9t.	ZIP CODE		9g. INSIDE CITY LIM
1355 Road 500								38928		YES X N
10a. MARITAL STATUS AT TIME OF D	EATH 🗌 Married 📗	Never Marrie	d 105. N	NAME OF SPO	USE (First	Middle,	Last,	Suffix) If w	ife, give m	аісеп пасте
Married, but separated X Wid	lowed Divorced	I Unknown	loh	nny Wil	san					
11. FATHER'S-NAME (First, Midd			7.57			-NAME (F	irst, Mi	idle, M	aiden Surr	ıame)
Otto Skielver	u, 2200, 00	•				ambrech		·		
13. EVER IN U.S. ARMED FORCES? (	***********************	Wan Ida t	MEODINA	NT-NAME					14b. 1	RELATIONSHIP TO DECEDE
(Yes, No, or Unk.) No	ING COLCS OF SOLVICE	l.	b Wilse						So	100 PM 100 110 110 PM 110 PM
15. METHOD OF DISPOSITION	16a. EMBALMER-SI					66. LICENS	SE NO.		16c. I	DATE (Mo., Day, Yr.)
Bunal □ Donation				•		0918			00	tober 8, 2018
Cremation Entombment	Dayre William 16d. CEMETERY, C		OTUEP	LOCATION			ry / Town		, 50	STATE
" Removal Other (Specify)			· A (UEV	COOK NOW	- 15					
	New Virginia (		**.			8	aden			Nebraska
17a. FUNERAL HOME NAME AND MA	LING ADDRESS (Str	eet, City or Tov	vn, State)	Mohrooka	- 1 m					17b, Zip Code 68970
Simonson-Williams Funeral	nome, 241 vv. 41	in Ave Red	Gloud.	Medi 92VS						
disease or condition resulting in death)  DUE TO Sequentially list conditions, if b)	, OR AS A CONSEQU	JENCE OF:								onset to death
any, leading to the cause listed					4.4					
on line a. DUE TO	, OR AS A CONSEQU	JENCE OF:								onset to death
Enter the UNDERLYING CAUSE C)										July 1995 Green
(disease or injury that initiated the eyents resulting in death) DUE TO	, OR AS A CONSEQU	JENCE OF:	. 1		<del></del>	····				onset to doath
LAST d)				4.1						
				<u> </u>					- I 40	WAS MEDICAL EXAMINER
18, PART II. OTHER SIGNIFICANT CO	NDITIONS-Condition	s contributing (	to the dea	ith but not res	ulting in th	e underlyin	g cause gi	ren in PAR		R CORONER CONTACTED?
					1					☐ YES 🗵 NO
20. IF FEMALE:		21a, MANNER	OF DEA	TH	21h, li	TRANSPO	RTATION	NJURY 21	c. WAS A	N AUTOPSY PERFORMED?
Not pregnant within past year			Homici			river/Operato			YE\$	⊠ мо
Pregnant at time of death		Accident	Pendin	ıg investigatlori		gazeuget		<u> </u>		
Nor pregnant, but pregnant within 42 d		Suicide	Could	not be determine	na   . —	edestrian		21		AUTOPSY FINDINGS AVAIL IPLETE CAUSE OF DEATH?
Not prognant, but pregnant 43 days to			_	9	_   □'	ther (Specify	)		YES	□ NO
Unknown if pregnant within the past y		<u> </u>		<u> </u>						
22a, DATE OF INJURY (Mo., Day, Yr.)	22b. TIME OF I	NJURY 22c.	PLACE C	OF INJURY-At	home, fam	ı, street, fac	tory, offic	building,	constructi	ion site, etc. (Specify)
						_,				
22d. INJURY AT WORK? 22e. DES	CRIBE HOW INJURY	OCCURRED				25				
☐YEŞ ☐NO			· '							450A Calle
22f. LOCATION OF INJURY - STREET	& NUMBER, APT.NO	. cn	TY/TOWN				STAT	E		ZIP CODE
23s. DATE OF DEATH (Mo.,	Day, Yr.)			z ≻	24a, DA1	E SIGNED	(Mo., Day,	Yr.)	24b, TIM	E OF DEATH
全質 October 3, 2018				HI CENT	<u> </u>					<u> </u>
23b. DATE SIGNED (Mo., Da		ME OF DEATH		F F S S S S S S S S S S S S S S S S S S	24c. PR0	MOUNCED	DEAD (Mo	., Day, Yr )	24d. TIM	E PRONOUNCED DEAD
A HE COCTOBER 3, 2018 30 DATE SIGNED (Mo., Da OCTOBER 9, 2018 31 DOTAL SIGNED (Mo., Da OCTOBER 9, 2018 32 DOTAL SIGNED (Mo., Da OCTOBER 9, 2018 32 DOTAL SIGNED MO. DATE SIGNE		:10 AM	<u> </u>	To be completed by CORONER'S PHYSICIAN OF COUNTY ATTORNEY ONLY	240 00 0	hasie of o	mination se	line invantion	tion in me	opinion death occurred at
and due to the cause(s) state		, waste ditte pellet	•	O NE	zee, On th the t	me, date and	place and di	e to the cau	เมอก, เก.my เ se(s) stated.	(Signature and Title)
우분 John M. Finkner, MD				. See 2						
25. DID YOBACCO USE CONTRIBUTE	TO THE DEATHS	26a HA C	DRGAN A	OR TISSUE DO	NATION P	EEN COMP	DERFOR	26b. WAS	CONSEN	T GRANTED?
25. DID TOBACCO OSE CONTRIBUTE  □ YES □ NO □ PROBA	_	I —		N X			- 1	Vot Applica		
27. NAME, TITLE AND ADDRESS OF			<u> </u>	Æ1 M L				. J. Applica		120 NC
John M. Finkner, MD, 715			dma, Ne	ebraska, 68	920					<u> 2</u>
28a. REGISTRAR'S SIGNATURE		<u> </u>				-	28	o. DATE FI	LED BY R	EGISTRAR (Mo., Day, Yr.)
,	~~~	-	<del></del> _		· · ·		1	Octobe	r 29, 20	18
	~ ~							~~	. 20, 20	

Amended

1/2/2019

Item 7 Social Security Number

053300